CORPORATION OF THE CITY OF HAMILTON
TASK FORCE ON STUDENT HOUSING
Jan 14/88-

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HAMILTON, ONTARIO
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THE CORPORATION OF THE CITY OF HAMILTON

OFFICE OF THE CITY CLERK

1987 December 22

NOTICE OF MEETING

Task Force on Student Housing
Thursday, 1988 January 14
7:00 o'clock p.m.
Room 264, City Hall

Stella Glover

Stella Glover
Secretary
Task Force on Student Housing

AGENDA

1. Delegation: Mr. Larry Russell, former McMaster University Conference Manager responsible for off-campus Student Housing.

2. Minutes of the meetings held 1987 November 27 and 1987 December 2. (attached)

3. Composition of Task Force.

4. Information from City of Waterloo re: Student Housing Task Force. (attached)

5. Booklet from City of Waterloo entitled "Living in Waterloo". (attached)

6. Definitions from Zoning By-laws of Other Municipalities. (attached)

7. Other Business.

8. Adjournment.

SG/jc

Thursday, 1987 November 27
7:00 o'clock p.m.
Room 264, City Hall

The Task Force on Student Housing met.

There were present: Alderman T. Cooke, Chairman
Alderman H. Merling
Ms. Margaret Campbell, representing Ainslie Wood Neighbourhood Association
Mr. Jack Evans, Associate Vice President of University Services, representing McMaster University
Mr. Bob Jarecki, Ombudsman, representing McMaster Student Union
Ms. Zelda Rock, resident
Ms. Sandy Hill, representing George R. Allen Home and School Association
Dr. Joe Homer, resident
Ms. Nora Kozicz, resident

Also present: Mr. Dean Barrow, Licensing Department
Mr. Larry Harvey, Building Department
Ms. Joanne Hickey, Planning Department
Ms. Lian Lawrence, City Solicitor's Department
Mr. Don Peters, Fire Department
Mr. Frank Shimota, Hamilton-Wentworth Regional Health Unit
Mr. Jim Ford, Hamilton-Wentworth Regional Health Unit
Mr. Cyrus Barrucha McMaster Student Union
Ms. Marlene Gibson, resident
Mrs. Stella Glover, Secretary

Regrets: Alderman M. Kiss - out of town - family illness

Chairman's welcome

The Chairman welcomed everyone to the meeting, and introduced Alderman Henry Merling, an Alderman for Ward 7.

Information on similar problems in Ward 7

Alderman Merling informed the Task Force of similar housing problems experienced in Ward 7 where properties were being purchased by entrepeneurs and turned into rooming houses. He said he personally knew of 16 such homes existing in a quiet residential neighbourhood and had been approached by 18 individuals who were willing to come forward and attest to the problem.

Introduction of Health Dept. Inspectors

The Chairman introduced Mr. Jim Ford and Mr. Frank Shimoda, Inspectors with the Hamilton-Wentworth Regional Health Department who explained public health requirements with regards to lodging homes.

Health requirements re: lodging homes

In answer to a question, the gentlemen explained that the distinction between a cellar and basement no longer existed, and that the only control in this area was in fact a 7'6" ceiling requirement. They pointed out that in the case of a licensed lodging home, at least 10% of the floor area would be required to be windowed, of which 5% would have to be openable. In the case of a regular single-family dwelling however, adequate ventilation would be the requirement. Mr. Ford and Mr. Shimoda explained that their department would act upon a complaint or a license application, and pointed out that they had the right to inspect a property at any reasonable time. If they were refused entry this would constitute obstruction under the Health Act, and a warrant would be obtained from a justice of the peace, and a return visit made in the presence of a police officer.

It was noted that under the Public Health Act one 3-piece washroom was required for every 7 people in rental properties and landlords must provide heat in wintertime and ensure windows and rooms were weatherproofed.

It was pointed out that the Health Department were empowered under the Provincial Health Protection and Promotion Act which gave them stronger powers of entry to a property.

The question of infractions by licensed lodging houses was raised, and Mr. Dean Barrow pointed out the difficulty in obtaining proof that persons were in fact residents in a building and not just occupants.

Change in area Zoning in 1980

Ms. Hickey advised the Task Force that the City had changed the area zoning in 1980 to "C" in order to make the area primarily single-family in an attempt to solve the problem. With regard to conversions, Ms. Hickey pointed out that homes built prior to 1945 were not covered by the restrictions. Mrs. Kozicz asked the Planning Department for a copy of the Guidelines for Conversions.

Mins. 87/10/29 amended

Mr. Evans amended the minutes of the previous meeting to reflect the fact that the tables distributed by himself were summary tables, based on the University student records, indicating the number of dwellings providing housing for off-campus students.

Mins.87/10/29 adopted

It was moved by Dr. Homer, seconded by Mrs. Hill that the minutes of the meeting held 1987 October 29 be adopted as amended. Carried.

Feasibility of restricting no. of unrelated people in dwelling discussed

Mr. Harvey reported on the feasibility of restricting the number of unrelated persons in a single-family dwelling. He said, in his opinion, there was power within the by-law to restrict the occupancy of a building in relation to the number of square feet. However, he said he did not feel that this was very feasible and did not feel any by-law would be more stringent than the Building Code for a new house. He pointed out that, taking into account the size of the average home in Westdale and the requirement of 75 square feet per person, this would allow an average of 10 people per house.

"Beaches" - Toronto discussed

The "Beaches" area of Toronto was discussed and the Chairman requested that the restrictions for this area be obtained for the next meeting. Ms. Lian Lawrence advised the Task Force that the existing Property Standards By-law did contain a provision for restricting the number of occupants in a dwelling in relation to the number of square feet. Based on this, Dr. Homer asked that a calculation be made for the next meeting on how many people would be allowed in a new home.

Report on Fisibility of restricting no. of unrelated people deferred

The Chairman advised that the report on the feasibility of restricting the number of unrelated persons in a single-family dwelling had been deferred until the next meeting until further information was received. He said that almost all other municipalities had restrictions on the definition of "family" in their Zoning By-laws. Ms. Hickey explained the process of changing the By-law and what was entailed.

Ways discussed to encourage people to rent to students

Concern was expressed at what would happen to students if people were discouraged from renting to them. A suggestion was made that the Task Force look into ways of encouraging people to open up their homes to student lodgers.

Mr. Bob Jarecki said that he had been approached, following the November 15th Public Meeting, by students who had expressed concern at the wording of the questionnaire. Ms. Hickey pointed out that the questionnaire had been based on the Waterloo survey and had been oriented towards the residents as the first Public Meeting was largely planned for the residents. It was noted that the questionnaire could be amended for the second Public Meeting to be held at McMaster.

Questionnaire given Public Meeting discussed

The Chairman said a summary of the questionnaires would be distributed after the second Public Meeting. In the meantime, Ms. Hickey said that the return rate after the first meeting had been 50% and that the major concerns were too many students living in single-family dwellings and unkept properties. Following these was the concern that too many student houses existed, and of least concern was noise.

Summary of questionnaire to be distributed after 2nd Public Mtg.

The minutes of the Public Meeting were discussed and Mr. Cyrus Barucca asked that his name be added to those in attendance. Marlene Gibson pointed out that the written submission made by herself at the Public Meeting was in fact on her own behalf and not on behalf of the George R. Allen Home and School Association.

Minutes of Public Mtg. discussed - C. Barucha to be added to those in attendance

It was moved by Mrs. Margaret Campbell, seconded by Mr. Jack Evans that the minutes of the Public Meeting held 1987 November 15 be adopted as amended. Carried.

Mins. of Public Mtg. - 87/11/15 adopted

It was moved by Mr. Jack Evans,. seconded by Mr. Bob Jarecki that the balance of the Agenda be tabled until the next meeting, including Item 6 and 7 (a) (b) and (c). Carried.

Balance of meeting tabled

Mr. Evans advised the Task Force that the Council of Ontario Universities had commissioned a study on all aspects of University residences and that it was hoped to have the study completed by the end of the University year.

Study from Council of Ont. Univ. expected at end of year.

Mr. Bob Jarecki circulated copies of the McMaster University Student Union "Chat Book".

Chat Book

The next regular meeting of the Task Force will be held 1988 January 14 at 7:00 p.m.

Next mtg.-88é1é14

There being no further business, the meeting then adjourned.

Adjournment

Taken as read and approved.

Alderman T. Cooke
Chairman

Stella Glover
Secretary

/jc

Wednesday 1987 December 2
4:30 o'clock p.m.
Room 120
Togo Salmon Hall
McMaster University

The Task Force on Student Housing met.

There were present: Alderman T. Cooke, Chairman
Alderman M. Kiss
Alderman D. Christopherson
Mrs. Z. Rock, resident
Mrs. N. Kocicz, resident
Mrs. M. Campbell, representing Ainslie Wood Neighbourhood Association
Mr. J. Evans, Associate Vice President of University Services, McMaster University
Mr. B. Jarecki, Ombudsman, representing McMaster Student Union

Also present: Ms. J. Hickey, Planning Department
Mr. L. Harvey, Building Department
Ms. L. Lawrence, City Solicitor's Department
Mr. D. Barrow, Licensing Department
Mr. D. Peters, Fire Prevention Department
Mr. J. Ford, Hamilton-Wentworth Regional Health Unit
Mr. F. Shimota, Hamilton-Wentworth Regional Health Unit
Mr. C. Barucha, President, McMaster Student Union
Mrs. S. Glover, Secretary
Approximately 130 members of the public

Welcom & introduction of Task Force

The Chairman welcomed everyone to the meeting and introduced the members of the Task Force. Ms. Joanne Hickey from the Planning Department made a short presentation to explain the Zoning By-law, with particular attention to the definition of "family".

Survey confidentiality explained

Mr. Bob Jarecki explained the confidentiality of the survey which students were requested to complete and return. He advised that separate questionnaires could be made available to residents.

Rep. of Landlords speaks

Members of the public were then given the opportunity to speak, and Mr. Ron Lowry spoke on behalf of the landlords.

He expressed concern at the behaviour of some students and agreed that some students' homes were overcrowded. He pointed out the need for more student housing and said that he had received over 300 applications for six places.

Mr. Lowry said he did in fact keep up his property and that he also tried to establish a code of behaviour for his tenants. He pointed out that three kinds of landlords existed, being:

(a) those mainly interested in a return on their investment who cut up homes to provide as many rental units as possible;

(b) speculators who are mainly interested in short term investment (approximately 6 months); and

(c) long term investors who are interested in preserving and maintaining property.

Mr. Lowry said he felt most students wished to move off-campus because they preferred a quiet life. He said that the city could tighten controls on landlords, but asked who would tighten controls on students. He suggested that the University should put up more housing or that more private rental housing be provided.

Residents

Five people spoke on behalf of the residents, including:

1. Garnett Webster.
2. A gentleman resident.
3. A lady, 129 Bartlett Street.
4. Joan Kerr, 1104 King Street West.
5. A gentleman resident.

Petition from home-owners

A petition was received, signed by approximately 2,000 homeowners, reading as follows:

"We the undersigned petition McMaster University to build more on-campus housing as a response to their increased enrollment and to the problem that this is creating in the surrounding community".

Concerns of residents

Concerns expressed were as follows:

- A higher number of houses than normal were coming onto the market because of the elderly population and these houses were being bought and converted to student homes.

- The increase in the student body had contributed to the lack of accommodation and the resultant exploitation of the students.

- An overall housing shortage existed in Hamilton and the situation was aggravated in Westdale.

- The balance of the neighbourhood was upset, due to increased enrollment, and everyone was suffering as a result.

Suggestions of residents

The following suggestions were made:

- That McMaster University not take over any more houses in Westdale.

- That McMaster University build more on-campus housing.

- That if McMaster do not wish to build residences, they allow private developers to build such residences.

- That on-campus housing be provided by building two or three storeys above the parking lot.

- That the City enforce the existing By-laws.

Student representatives

Thirteen people spoke on behalf of the students, including:

1. Chairperson of the Ontario Federation of Students.

2. Representative of the Canadian Union of Educational Workers.

3. Craig Sanderson - Vice President of Students Association at the University of Guelph.

4. Andrew Campbell - Chairman of Internal Affairs for N.S.U.

5. Steve MacDonald

6. A gentleman from McMaster.

7. Gil Hardy.

8. Scott Manson, 230 Emerson Street.

9. Perry Cook.

10. Colin Jarvis.

11. Bob Herron.

12. An Economics student.

13. Mr. Campbell.

14. Michael Phillips.

Information on student housing was distributed together with an M.S.U. publication entitled "Renting in Hamilton".

Info. on student hsg. "Renting in Hamilton"

The following points were made:

Concerns of students

- Students resent being treated collectively - not all are bad neighbours.

- The increase in the student body in recent years has resulted in a shortage of available accommodation and some students are living in unacceptable conditions.

- The implementation of an exclusionary by-law would restrict students who need to live together in order to afford housing.

- Students are contributors and future neighbours.

- Composition of Task Force seen as weighted towards residents.

- High school students also live in Westdale and contribute to the litter in the area.

- Not all student homes are badly kept - some cannot be distinguished from their neighbours.

- Many students prefer to live off-campus.

- Students already under pressure due to intense programmes and therefore do not need additional problems.

The following suggestions were made:

Suggestions of students

- Unruly and irresponsible students should be regulated by enforcement of existing by-laws such as noise, etc.

- Speculators be regulated by property standards by-law.

- Existing by-laws be enforced with regard to residents as well as students.

- City to impose restrictions in order to reduce incentive for speculators.

- Students to be treated as members of the community.

- The City of Hamilton should address the housing problem as Hamilton had the second lowest vacancy rate after Toronto.

The Task Force were advised that:

- A Student/Tenant Association was being set up to resolve problems between landlords and students.

- A Community Liaison Programme was being set up.

- The guide to conduct in the community was being rewritten.

Letters requested to MPP's re: rent controls

A member of the Task Force suggested that everyone should write to the Provincial Members of Parliament with regard to rent controls, in an effort to get rid of the housing crisis.

Composition of Task Force tabled

The Chairman thanked everyone for attending and said the composition of the Task Force would be addressed at the next meeting.

Adjournment

There being no further business, the meeting then adjourned.

Taken as read and approved.

Alderman T. Cooke
Chairman

Stella Glover
Secretary

/jc

The Corporation of the City of Waterloo

4.

MEMORANDUM

TO: MAYOR CARROLL AND MEMBERS OF COUNCIL

FROM: ALDERMAN BRIAN TURNBULL, CHAIRMAN, STUDENT HOUSING TASK FORCE

DATE: SEPTEMBER 8, 1986

Re: FINAL RECOMMENDATIONS: STUDENT HOUSING TASK FORCE

I am pleased to submit for Council's consideration, the final recommendations of the Student Housing Task Force. For ease of consideration the twenty-one recommendations have been grouped into five major categories: Promotion/Education; Lease/Agreement; University Policies; City Policy/By-Laws and Enforcement; and On-going Committee.

The recommendations range from the broad/sweeping variety to the more specific and detailed type. While the recommendations are being presented tonight, much more remains in terms of implementation and the resolution of outstanding issues eg. zoning. As a consequence, the formation of a representative on-going committee is recommended to complete any unfinished business and to act as a vehicle for continuing communication between parties affected by the issue of student housing.

Although many of the recommendations must be implemented over the medium to long term, action has occurred during the course of the Task Force deliberations. A comprehensive program of licensing of lodging houses has been undertaken to ensure that existing and future lodging house space is fire safe, is of acceptable quality and respects existing neighbourhood conditions through compliance to current by-laws. An expansion of residence space has occurred at WLU, a feasibility study for student housing has been undertaken at the U of W and recently a student run and operated co-operative, Waterloo Co-operative Residences Inc., announced plans to develop a site for student apartments.

The recommendations represent the culmination of a great amount of work undertaken by all groups and individuals represented on the Task Force. As Council will remember the Task Force Terms of Reference were approved in October 1985. Since that time participants both on the Steering and Working Committees of the Task Force have been involved in a process of investigation, review, debate and resolution. The meeting schedule of the Task Force was as follows:

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City Hall, 20 Erb St. W., P.O. Box 337, Marsland Centre, Waterloo, Ontario. N2J 4A8 (519) 886-1550

- Steering Committee Meeting #1, November 4, 1985
- General Task Force Meeting #1 (Steering/Working Committees), December 11, 1985
- Public Meeting, January 15, 1986
- Steering Committee Meeting #2, February 4, 1986
- Steering Committee Meeting #3, May 8, 1986
- Sub-Committee 'A', 5 Meetings, March - June 1986
- Sub-Committee 'B', 3 Meetings, February - June 1986
- Steering Committee Meeting #4, June 27, 1986
- General Task Force Meeting #2, August 21, 1986

This rigorous meeting schedule has kept the process on track and has enabled the delivery of these recommendations to Council on time.

Enclosed as Appendix "A" to the recommendations are the results of a housing study conducted by a Special Task Force Committee. The housing study provided valuable data on the current state of student housing in the City of Waterloo. Two individuals, Mike Belanger, WLU Director of Housing and Matt Erickson, U of W Federation of Students Representative deserve special mention for their efforts in this regard. As outlined in one of the recommendations, the true value of such a study will be realized when compared to future studies in an effort to discern and understand emerging trends. Also enclosed as Appendices "B", "C" and "D" are the two Task Force Sub-Committee reports from which many of the recommendations were drawn and the minutes from the final meeting of the Task Force.

In conclusion, I believe that the Task Force process has been as valuable as the final delivered package of recommendations. Various groups representing diverse interests eg., students, residents, university officials, landlords, realtors, municipal officials and other agencies have been brought together to discuss issues of common concern. It is a process that has created a greater level of understanding and sensitivity to the issues faced by the participants.

FINAL RECOMMENDATIONS

STUDENT HOUSING TASK FORCE

A. PROMOTION AND EDUCATION

1. That the two Universities work more closely on the production of literature for both students and landlords, to avoid duplication and increase awareness.

2. That the City in combination with the Universities attempt to provide the average landlord/homeowner with better literature and information regarding student rental accommodation.

3. That the City and the Universities co-operate in arranging an open house type meeting to meet homeowners/landlords as well as provide information and exchange ideas.

4. That the City sponsor a contest in which outstanding homeowners/landlords and tenants would be recognized on an annual basis.

5. That information regarding relevant housing programs be distributed as part of any promotional/educational packages developed as a result of the Student Housing Task Force.

6. That the City of Waterloo in co-operation with other groups represented on the Task Force become involved in a promotional and educational campaign to include housing program information, the numbers of boarders permitted subject to no municipal regulation and information related to changes in the enforcement of the noise by-law.

B. LEASE/AGREEMENT

1. That the Task Force encourage the use of a lease or rental agreement in all contractual rental agreements.

2. That the Task Force support the use of a standard lease or rental agreement prepared by Waterloo Region Community Legal Services for use by tenants or landlords, in any rental accommodation where a written contract is not currently available.

3. That the Task Force encourage the City through the proposed licensing operation and the Universities through their Housing offices, to promote and make available this standard lease or rental agreement.

4. That the City of Waterloo urge landlords applying for lodging house licenses to assign and explain in agreements/leases or other documents, specific responsibilities for matters such as yard maintenance and snow shovelling and further that such documents outline the location and numbers of legal parking spaces to improve the compliance of lodging houses with existing regulations.

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C. UNIVERSITY POLICIES

1. That the Task Force set aside the idea of central housing bureau at this time.

2. That the Task Force at the conclusion of an investigation of legal liability encourage the creation of an information link between the City and the Universities to facilitate the transfer of mutually useful data on off-campus housing.

3. That the Task Force formally recommend to the University administrations, that the matter of altering admissions policies to even out the demand for accommodation throughout the year be given consideration in future University academic planning.

4. That the two Universities adopt as a corporate goal, the provision of student housing and in co-operation with the City of Waterloo take action to increase the provision student housing, either on or off campus.

5. To more accurately identify the realities of student housing supply and demand, the Task Force supports the creation of housing standing committees at both universities to collect data on an ongoing basis and in co-operation with the City of Waterloo, monitor shifts and trends in student housing and suggest programs of action to resolve issues as they arise.

D. CITY POLICY/BY-LAWS AND ENFORCEMENT

1. That the City of Waterloo consider enforcing aspects of the zoning by-law (primarily parking related issues) under the Provincial Offences Act (enabling tickets to be issued by City officials) in an effort to increase effectiveness of enforcement.

2. That incidents of police indifference to obvious parking violations be reported to the Chief of Police for internal review.

3. That the City of Waterloo release information regarding violations with respect to the Fire Code, zoning by-law and property standards by-law to affected persons which shall include property owners and/or their representatives, tenants/boarders if any and prospective purchasers and/or their representatives.

4. That the City of Waterloo consider providing a grant to defray certain costs associated with the construction of university sponsored student housing, including student co-operative forms, conditional upon the financial involvement of the respective University and senior levels of government.

5. That the City of Waterloo initiate a mediation process to address the outstanding zoning issues related to the Student Housing Task Force.

E. ON-GOING COMMITTEE

1. That an ongoing committee be formed of representative groups to continue considering outstanding issues resulting from the Student Housing Task Force.

University of Waterloo
Waterloo, Ontario N2L 3G1
(519) 888-4042

APPENDIX 'A'

FEDERATION OF STUDENTS

June 9, 1986

Revised:
replaces June 2/86

OFF CAMPUS HOUSING

Sample Used: 8500 addresses
3088 gave local off-campus addresses

This figure constitutes a 35% representation of the sample used and a 32.5% representation of the approximate 9,500 students housed off campus.

Findings: In our sample, the majority of students housed off-campus live north of Victoria St.

The greatest concentration occurs in the area surrounded by the following streets:

University Ave.
Seagram Drive
Weber St.
Cedarbrae Ave. and Phillip St. area.

Popular areas:

Neighborhoods -

Albert St.
Cardill Cres.
Austin Drive
Hazel St. area

Regina St.
Hickory St. area

Downtown Waterloo -

King St.
Ezra St.
Weber St.
Erb St. area

Erb St.
Westmount Road
William St.
King St. area

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Specific apartment and townhouses complexes are located at:

Erb & University (Greenbriar Apts.)
Westwood Dr./Westmount Road
Mooregate/Hazel Glen
Lincoln Rd./Weber St.
Sunnydale
Parkside Drive
Albert/Weber (Robinwood)
Bearinger Rd./Albert St.
Columbia St. townhouses (Columbia/Phillip)
Waterloo Co-operative Residences
Phillip Street townhouses
Married student Apts.,137 University Ave. and the Co-op Residence (139 University Av.)
Bluevale St. townhouses
Churchill St. townhouses
Erb/Amos St.
Brybeck Karn
Westmount/Overlea

Further Breakdown:

A.	Number of students shown in Kitchener	829 -	26.8%
B.	Number of students shown in Waterloo	2,259 -	73.2%
C.	Number of students East of King in Waterloo	382 -	12.4%
D.	Number of students West of King in Waterloo	1,877 -	60.8%
		2,259	73.2%
	(Kitchener)	(829)	(26.8%)
		3,088	100%

Waterloo Regional Area - Not Mapped
(Outside the Kitchener-Waterloo Area)

Approximately - 100 students - Guelph area
150 students - Cambridge area
30 students - Elmira
10 students - Elora
30 students - Stratford
30 students - New Hamburg
30 students - Brantford
6 students - St. Agatha
6 students - Heidelberg
4 students - St. Jacobs
5 students - New Dundee

UNIVERSITY OF WATERLOO STUDENTS
DOT DISTRIBUTION MAP

WLU HOUSING SURVEY SUMMARY

The WLU survey results are based on a sample of 1,596 responses of a total of 2,860 students living in the Kitchener-Waterloo area in 1985/86.

The following statements highlight the results of that survey.

1) 90.4% of Laurier students rent accommodations in Waterloo.

2) 11.8% of Laurier students rent rooms in Waterloo houses which are occupied by the owner.

3) 41.4% of Laurier students live in rented apartments in Waterloo.

4) 25.9% of Laurier students live in Waterloo houses which the owner does not reside in.

5) 15.5% of Laurier students live in townhouses or condominium homes in Waterloo.

6) 5.3% of Laurier students live in 'other' accommodations (off-campus residences) in Waterloo.

7) 49.6% of Laurier students live in accommodations which house three or less total tenants.

8) 50.4% of Laurier students live in accommodations which house four or more total tenants.

9) The average costs for student accommodation in Waterloo is (dollars per month).

	Minimum	Average	Maximum
Room	80	169	300
Apartment	85	178	411
T. House	71	158	318
House	44	166	350
Other	93	214	330

10) The average student sharing with four or more total tenants shares with an average of 5.3 total tenants.

11) 75% of all Laurier students renting in Waterloo rent in the two Waterloo RISC districts of #9 and #14.

12) 67% of Laurier students have their utilities included in their rent (heat, hydro and water).

13) 59% of Laurier students sign a twelve month lease.

PERCENTAGE OF STUDENTS BY STRUCTURE TYPE

CATEGORY	UNIVERSITY OF WATERLOO	WILFRID LAURIER UNIVERSITY	TOTAL
Enrolment (85/86)	15,754	4,596	20,350
Co-Op Placement	3,200	-	3,200
Students in University Housing	4,014[1]	624	4,638
Students Off-campus	8,540[2]	3,972[5]	12,512
Waterloo Region + Commuters	2,000[3]	1,112[6]	3,112
Students living off-campus in Waterloo(rentals)	5,232[4]	2,574[7]	7,806
Students living in Waterloo in Owner-Occupied houses (11.8%)	617 *	304 **	921
Students living in Waterloo in houses not Owner-occupied (25.9%)	1,355 *	667 **	2,022
Students living in Single Family Dwellings in Waterloo (37.7%)	1,972 *	970 **	2,942
Students living in Waterloo in Apartments (41.4%)	2,166 *	1,066 **	3,232
Students living in Waterloo in Townhouses or Condos (15.5%)	811 *	399 **	1,210
Students living in Multiple Family Dwellings in Waterloo (56.9%)	2,977 *	1,465 **	4,442
Students living in Waterloo in other accommodations - Residences, etc.,(5.3%)	277 *	136 **	413
Students living in Waterloo in a Dwelling with 3 or less total tenants (49.6%)	2,595 *	1,277 **	3,872
Students living in Waterloo in Dwellings with 4 or more total tenants (50.4%)	2,637 *	1,297 **	3,934
Number of students in Single Family Homes with 4 or more total tenants	994 *	489 **	1,483
Number of Dwellings at 5 Students per Dwelling (Single Family)	166 *	82 **	248
Number of students in Waterloo in Multiple Residential Homes with 4 or more tenants	1,500 *	738 **	2,238
Number of Dwellings at 6 Students per Dwelling (Multiple Family Units)	250 *	123 **	373
TOTAL Requiring Inspection	416 *	205 **	621

* These figures for the University of Waterloo are projected based on the actual results of the survey conducted on Wilfrid Laurier University students living off-campus.

** These figures for Wilfrid Laurier University are projected based on the actual results of the survey conducted on 1,596 of the 2,860 Wilfrid Laurier University students living off-campus (sample size 56%).

NOTES TO TABLE

PERCENTAGE OF STUDENTS BY STRUCTURE TYPE

1) This figure includes Village I, Village II, Minota-Hagey Residence, all of the church colleges, and an estimated 1,000 students in the Waterloo Married Student Apartments.

2) This figure represents the U of W enrolment minus the co-op students, and minus the students in university housing.

3) This figure is an estimate.

4) This figure represents the number of students living in Waterloo in rental accommodations. The estimate here is that 80% of U of W students live in Waterloo and 20% in Kitchener.

Calculation:

8,540	-	students off-campus
-2,000	-	region students + communters
6,540	-	Kitchener-Waterloo rentals
5,232	-	Waterloo rentals (80%)

5) This figure represents Laurier's enrolment, minus the students in university housing.

6) This figure is a combination of the Waterloo Region students (882 - from Registrar's Report) and an estimate of commuting students (5% or 230).

7) This figure represents the number of students living in Waterloo in rental accommodations. Laurier students live 90% in Waterloo and 10% in Kitchener.

Calculation:

3,972	-	students off-campus
-1,112	-	region students and commuters
2,860	-	Kitchener-Waterloo rentals
2,574	-	Waterloo Rentals (90%)

Wilfrid Laurier University

WATERLOO, ONTARIO

MEMORANDUM

Date July 16th, 1986

To Rob Deyman, City of Waterloo

From Mike Belanger

RE: HOUSING STUDY

Please accept the following additional statistics. As discussed, I have taken into consideration the fact that apartments with four or more tenants will not be included in the new bylaw.

Waterloo Only	U of W.	WLU	Total
Number of students in Single Family homes with four or more total tenants	994	489	1,483
Number of students in Townhouses or Condominium homes with four or more total tenants	408	201	609
Totals	1,402	690	2,092
Number of dwellings with the calculated average students per dwelling at 5.4*	259	128	387

* Calculated from survey statistics

From this year's statistics, we would calculate that at least 387 dwellings would have required licensing by definition of the proposed new bylaw.

NAME	ENROLLMENT (1983-84)	NUMBER IN UNIVERSITY HOUSING (1985-86)	%IN UNIVERSITY HOUSING	COMMUNITY	SIZE (1985)	STUDENT POPULATION
OCK UNIVERSITY	3945	734	18.60	St. Catharines	123,014	3.2
RLETON UNIVERSITY	10341	1332	12.88	Ottawa	304,448	3.4
IVERSITY OF GUELPH	10775	4167	38.67	Guelph	79,857	13.5
KEHEAD UNIVERSITY	3539	641	18.11	Thunder Bay	112,518	3.1
URENTIAN UNIVERSITY	3100	741	23.90	Sudbury	90,435	3.4
MASTER UNIVERSITY	11452	2391	20.88	Hamilton	307,690	3.7
IVERSITY OF OTTAWA	13023	1296	9.95	Ottawa	304,448	4.3
EEN'S UNIVERSITY	11350	2926	25.78	Kingston	60,408	18.8
IVERSITY OF TORONTO	34450	5300	15.38	Metro Toronto 2	154,537	1.6
ENT UNIVERSITY	2858	1130	39.54	Peterborough	61,330	4.7
IVERSITY OF TERLOO	16475 *	3014 **	18.29 ***	K-W (Waterloo)	210,704 (63,265)	7.8 (26.0) (22.0)
IVERSITY OF STERN ONTARIO	17516	3109	17.75	London	276,000	6.3
IVERSITY OF WINDSOR	8396	1660	19.77	Windsor	195,028	4.3
LFRID LAURIER IVERSITY	4544	624	13.73	K-W (Waterloo)	210,704 (63,265)	2.2 (7.2)
RK UNIVERSITY	16285	3064	18.81	Metro Toronto 2	154,537	0.8

RANK ORDER

PERCENTAGE OF TOTAL ENROLMENT

IN UNIVERSITY SINGLE STUDENT HOUSING

NO.	UNIVERSITY	MUNICIPALITY	PERCENTAGE
1	TRENT UNIVERSITY	PETERBOROUGH	39.54
2	UNIVERSITY OF GUELPH	GUELPH	38.67
3	QUEEN'S UNIVERSITY	KINGSTON	25.78
4	LAURENTIAN UNIVERSITY	SUDBURY	23.90
5	McMASTER UNIVERSITY	HAMILTON	20.88
6	UNIVERSITY OF WINDSOR	WINDSOR	19.77
7	YORK UNIVERSITY	METRO TORONTO	18.81
8	BROCK UNIVERSITY	ST. CATHARINES	18.60
9	UNIVERSITY OF WATERLOO	WATERLOO	18.29
10	LAKEHEAD UNIVERSITY	THUNDER BAY	18.11
11	UNIVERSITY OF WESTERN ONTARIO	LONDON	17.75
12	UNIVERSITY OF TORONTO	METRO TORONTO	15.38
13	WILFRID LAURIER UNIVERSITY	WATERLOO	13.73
14	CARLETON UNIVERSITY	OTTAWA	12.88
15	UNIVERSITY OF OTTAWA	OTTAWA	9.95

RANK ORDER

PERCENTAGE OF STUDENTS IN

RELATION TO TOTAL POPULATION

NO.	MUNICIPALITY	PERCENTAGE	UNIVERSITY
1	Waterloo	22.0	WLU and U of Waterloo
2	Kingston	18.8	Queen's
3	Guelph	13.5	U of G
4	Ottawa	7.6	U of O/Carlton
5	London	6.3	UWO
6	Peterborough	4.7	Trent
7	Windsor	4.3	U of Windsor
8	Hamilton	3.7	McMaster
9	Sudbury	3.4	Laurentian
10	St.Catharines	3.2	Brock
11	Thunder Bay	3.1	Lakehead
12	Metro Toronto	2.4	U of T/York

SOURCES

1) ENROLLMENT - STATISTICS CANADA 1983
- CATALOGUE #01-204
- ENROLLMENT & DEGREES. TABLE 5

2) NUMBER IN UNIVERSITY HOUSING. (1985-86)
- PHONE SURVEY MARCH 1986

3) COMMUNITY SIZE - ONTARIO MINISTRY OF MUNICIPAL AFFAIRS
- MUNICIPAL DIRECTORY 1986

* This figure includes approximately 3,200 students who would be on co-op work terms at the time. (Probably are not residing in Waterloo)

** This figure includes Village I and II, Minota Hagey Residence, and the church colleges, but does not include married student apartments (approximately 1,000 students) or the co-op residences (approximately 450 students).

*** This figure must be taken into consideration with the two statements above. If you decrease the enrolment (16,475) by the number of co-op students on placement (3,200) (result - 13,275) and if you include the students in married student apartments (1,000) and the students in co-op residences (450) to the number in single student accommodation (3,014) (result 4,464) the percent housed in university housing becomes 33.63%.

However, it must be noted that this same consideration may apply to other universities as well.

STUDENT HOUSING STUDY

PREPARED FOR

WILFRID LAURIER

UNIVERSITY

by J.HALL
P.STURRUP

STUDENT NAME _____ _____ I.D. # _____

LOCAL ADDRESS _____ KITCHENER ☐ WATERLOO ☐ OTHER ☐

TYPE OF ACCOMMODATION

☐ ROOM IN AN OWNER OCCUPIED HOUSE

☐ BEDROOM APARTMENT

☐ BEDROOM TOWNHOUSE OR CONDOMINIUM

☐ BEDROOM HOUSE (NOT OWNER OCCUPIED)

☐ OTHER _____

SHARED WITH _____ OTHER'S (UNRELATED)

COST PER MONTH _____ UTILITIES INCLUDED ☐ YES ☐ NO

TYPE OF LEASE

☐ NO LEASE

☐ WEEKLY

☐ MONTHLY

☐ 8 MONTH

☐ 12 MONTH

☐ OTHER

TABLE 1:
DISTRIBUTION OF SURVEYED STUDENTS
BY WATERLOO ZONE AND TYPE OF ACCOMMODATION

ZONE	#	WS%	KW-%	ROOM	ROOM%	APT	APT%	HOUSE	H%	T-HOUSE	T-H%	OTHER	OTH%
W01	0	–	–	–	–	–	–	–	–	–	–	–	–
W02	2	0.1	0.1	0	0.0	1	50.0	0	0.0	1	50.0	0	0.0
W03	0	–	–	–	–	–	–	–	–	–	–	–	–
W04	0	–	–	–	–	–	–	–	–	–	–	–	–
W05	0	–	–	–	–	–	–	–	–	–	–	–	–
W06	47	3.3	2.9	7	14.9	15	31.9	3	6.4	22	46.8	0	0.0
W07	38	2.6	2.4	3	7.9	25	65.8	0	0.0	10	26.3	0	0.0
W08	0	–	–	–	–	–	–	–	–	–	–	–	–
W09	577	39.9	36.1	75	13.0	289	50.1	107	18.5	77	13.3	29	5.1
W10	0	–	–	–	–	–	–	–	–	–	–	–	–
W11	1	0.1	0.1	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0
W12	2	0.1	0.1	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
W13	36	2.5	2.3	8	22.2	11	30.6	4	11.1	8	22.2	5	13.9
W14	508	35.1	31.7	57	11.2	150	29.5	233	45.9	26	5.1	42	8.3
W15	192	13.3	12.0	14	7.3	91	47.4	8	4.2	78	40.6	1	0.5
W16	2	0.1	0.1	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0
W17	42	2.9	2.6	3	7.1	16	38.1	20	47.7	3	7.1	0	0.0
	1447	100.0	90.4	171	11.8	599	41.4	375	25.9	225	15.5	77	5.3

TABLE 2: DISTRIBUTION OF SURVEYED STUDENTS BY KITCHENER ZONE AND TYPE OF ACCOMMODATION

ZONE	#	KIT%	K-W%	ROOM	ROOM%	APT	APT%	HOUSE	HOUSE%	T-HOUSE	T-HOUSE%	OTHER	OTHER%
K01	25	16.8	1.6	1	4.0	6	24.0	0	0.0	0	0.0	18	72.0
K02	11	7.4	0.7	1	9.1	8	72.7	2	18.1	0	0.0	0	0.0
K03	1	0.7	0.1	0	0	0	0.0	1	100.0	0	0.0	0	0.0
K04	6	4.0	0.4	0	0.0	6	100.0	0	0.0	0	0.0	0	0.0
K05	0	-	-	-	-	-	-	-	-	-	-	-	-
K06	0	-	-	-	-	-	-	-	-	-	-	-	-
K07	0	-	-	-	-	-	-	-	-	-	-	-	-
K08	10	6.7	0.6	2	20.0	7	70.0	1	10.0	0	0.0	0	0.0
K09	13	8.7	0.8	5	38.5	4	30.8	4	30.8	0	0.0	0	0.0
K10	16	10.7	1.0	4	25.0	1	6.3	1	6.3	10	62.5	0	0.0
K11	6	4.0	0.4	1	16.7	5	83.3	1	0.0	0	0.0	0	0.0
K12	0	-	-	-	-	-	-	-	-	-	-	-	-
K13	2	1.3	0.1	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
K14	0	-	-	-	-	-	-	-	-	-	-	-	-
K15	0	-	-	-	-	-	-	-	-	-	-	-	-
K16	0	-	-	-	-	-	-	-	-	-	-	-	-
K17	3	2.0	0.2	0	0.0	3	100.0	0	0.0	0	0.0	0	0.0
K18	1	0.7	0.1	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0
K19	1	0.7	0.1	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0
K20	24	16.1	1.5	2	8.3	18	75.0	2	8.3	2	8.3	0	0.0
K21	5	3.4	0.3	1	20.0	3	60.0	0	0.0	1	20.0	0	0.0
K22	3	2.0	0.2	1	33.3	2	66.7	0	0.0	0	0.0	0	0.0
K23	3	2.0	0.2	0	0.0	3	100.0	1	0.0	0	0.0	0	0.0
K24	1	0.7	0.1	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0
K25	5	3.4	0.3	0	0.0	2	40.0	2	40.0	1	20.0	0	0.0
K26	0	-	-	-	-	-	-	-	-	-	-	-	-
K27	4	2.7	0.3	0	0.0	3	75.0	0	0	0	0.0	1	25.0
K28	0	-	-	-	-	-	-	-	-	-	-	-	-
K29	4	2.7	0.3	2	50.0	0	0.0	1	25.0	0	0.0	1	25.0
K30	0	-	-	-	-	-	-	-	-	-	-	-	-
K31	2	1.3	0.1	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0
K32	0	-	-	-	-	-	-	-	-	-	-	-	-
K33	0	-	-	-	-	-	-	-	-	-	-	-	-
K34	0	-	-	-	-	-	-	-	-	-	-	-	-
K35	2	1.3	0.1	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
K36	0	-	-	-	-	-	-	-	-	-	-	-	-
K37	0	-	-	-	-	-	-	-	-	-	-	-	-
K38	1	0.7	0.1	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0
K39	0	-	-	-	-	-	-	-	-	-	-	-	-
K40	0	-	-	-	-	-	-	-	-	-	-	-	-
K41	0	-	-	-	-	-	-	-	-	-	-	-	-
K42	0	-	-	-	-	-	-	-	-	-	-	-	-
K43	0	-	-	-	-	-	-	-	-	-	-	-	-
K44	0	-	-	-	-	-	-	-	-	-	-	-	-
	149	100.0	9.3	26	17.4	75	50.3	14	9.4	14	9.4	20	13.4

TABLE 3:
STUDENTS PER DWELLING
BY WATERLOO ZONE

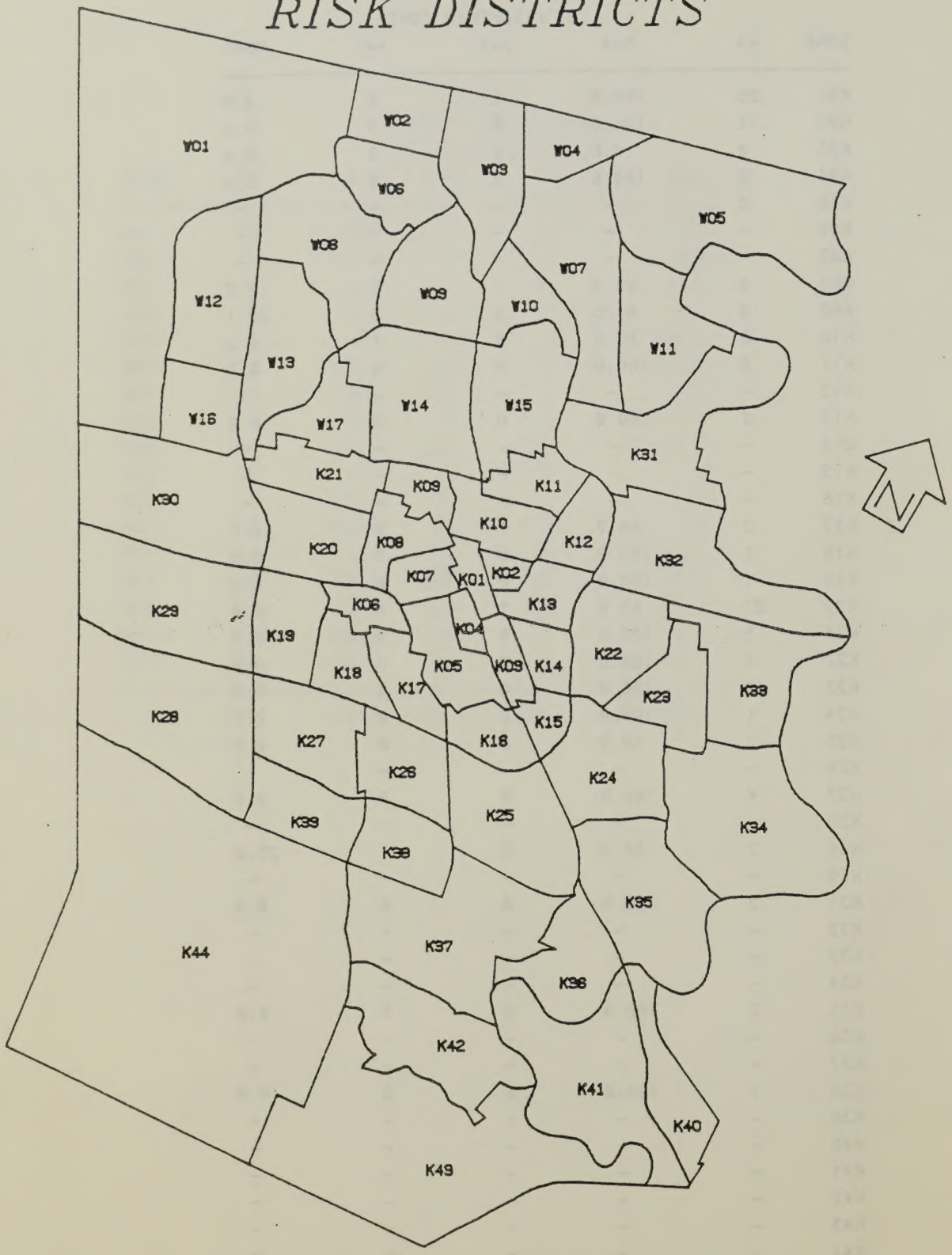
ZONE	<4	%<4	>=4	>=5	%>=5
W01	0	0.0	0	0	0.0
W02	2	100.0	0	0	0.0
W03	0	0.0	0	0	0.0
W04	0	0.0	0	0	0.0
W05	0	0.0	0	0	0.0
W06	30	63.8	17	6	12.8
W07	25	65.8	13	1	2.6
W08	0	0.0	0	0	0.0
W09	344	59.6	233	152	26.3
W10	0	0.0	0	0	0.0
W11	1	100.0	0	0	0.0
W12	2	100.0	0	0	0.0
W13	27	75.0	9	9	25.0
W14	178	35.0	330	219	43.1
W15	85	44.3	107	41	21.4
W16	2	100.0	0	0	0.0
W17	22	52.4	20	15	35.7
	718	49.6	729	443	30.6

TABLE 4:
STUDENTS PER DWELLING
BY KITCHENER ZONE

ZONE	<4	%<4	>=4	>=5	%>=5
K01	25	100.0	0	0	0.0
K02	11	100.0	0	0	0.0
K03	0	0.0	1	0	0.0
K04	6	100.0	0	0	0.0
K05	0	-	-	-	-
K06	-	-	-	-	-
K07	-	-	-	-	-
K08	9	90.0	1	1	10.0
K09	8	61.5	5	3	23.1
K10	8	50.0	8	1	6.2
K11	6	100.0	0	0	0.0
K12	-	-	-	-	-
K13	2	100.0	0	0	0.0
K14	-	-	-	-	-
K15	-	-	-	-	-
K16	-	-	-	-	-
K17	2	66.7	1	0	0.0
K18	1	100.0	0	0	0.0
K19	1	100.0	0	0	0.0
K20	23	95.8	1	0	0.0
K21	5	100.0	0	0	0.0
K22	3	100.0	0	0	0.0
K23	3	100.0	0	0	0.0
K24	1	100.0	0	0	0.0
K25	2	40.0	3	0	0.0
K26	-	-	-	-	-
K27	4	100.0	0	0	0.0
K28	-	-	-	-	-
K29	2	50.0	2	1	25.0
K30	-	-	-	-	-
K31	2	100.0	0	0	0.0
K32	-	-	-	-	-
K33	-	-	-	-	-
K34	-	-	-	-	-
K35	2	100.0	0	0	0.0
K36	-	-	-	-	-
K37	-	-	-	-	-
K38	1	100.0	0	0	0.0
K39	-	-	-	-	-
K40	-	-	-	-	-
K41	-	-	-	-	-
K42	-	-	-	-	-
K43	-	-	-	-	-
K44	-	-	-	-	-
	127	85.2	22	6	4.0

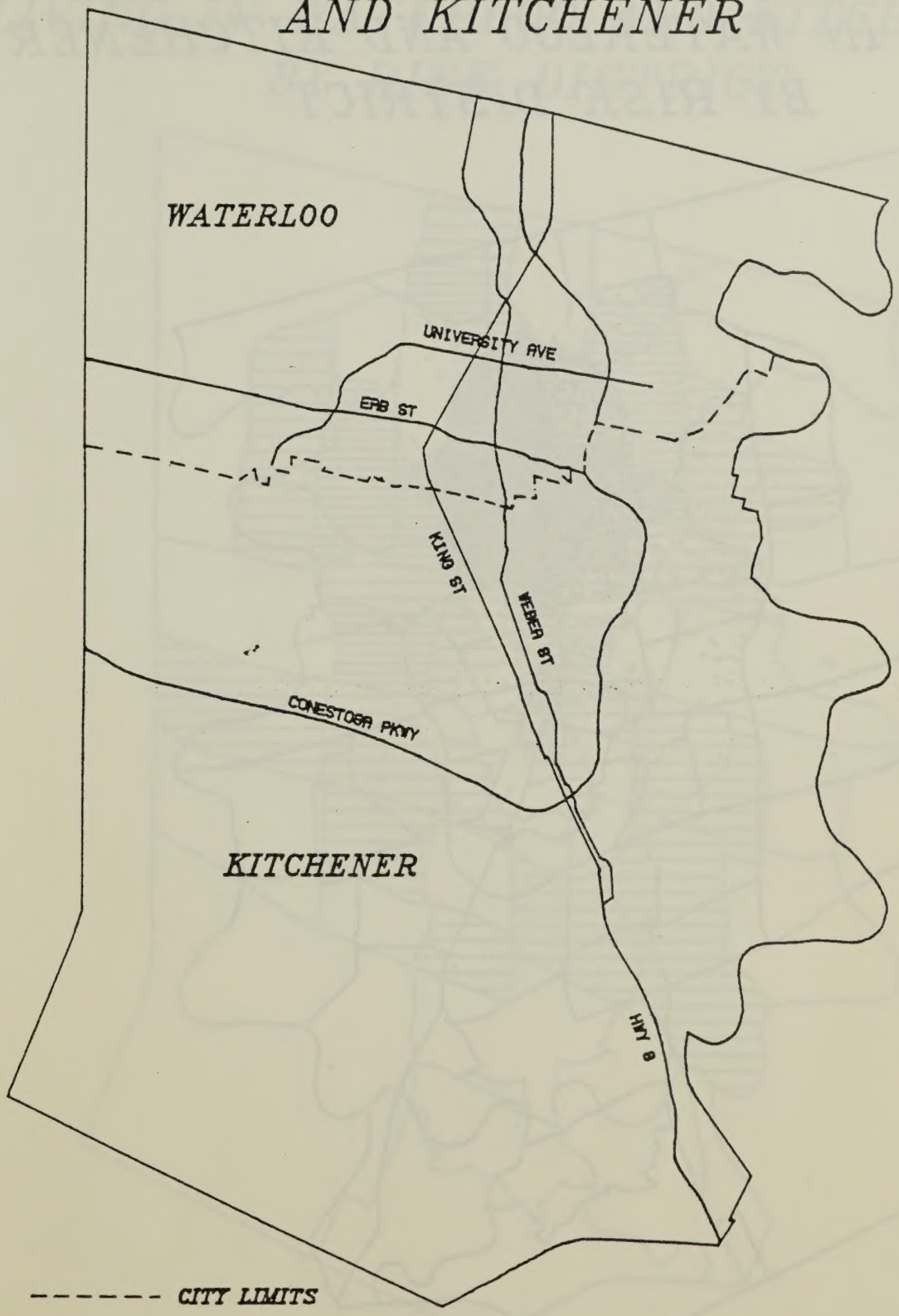
MAP A

WATERLOO AND KITCHENER RISK DISTRICTS



MAP B

MAJOR STREETS OF WATERLOO AND KITCHENER



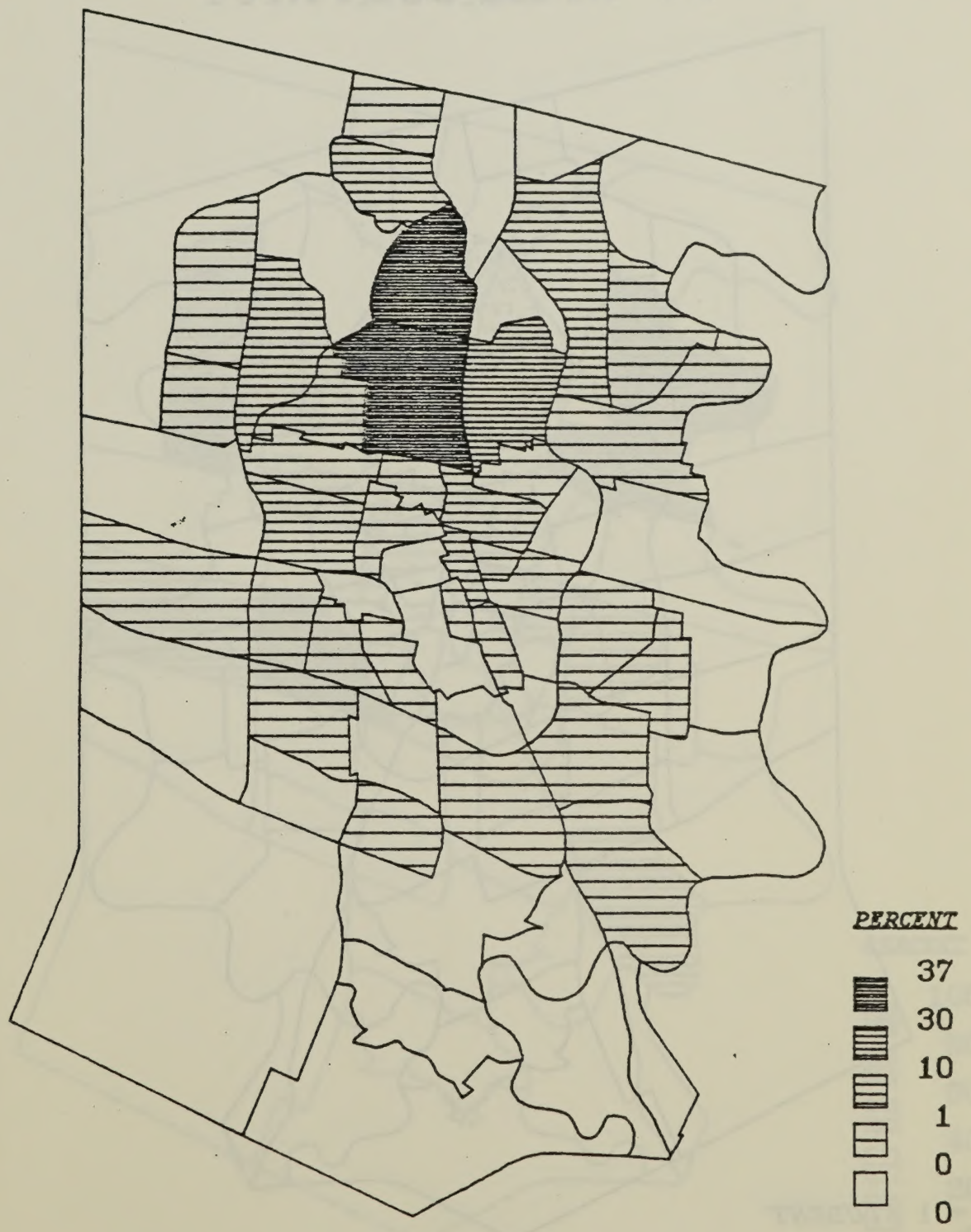
MAP 1

DISTRIBUTION OF W.L.U. STUDENTS LIVING IN WATERLOO AND KITCHENER BY RISK DISTRICT

(·) = 1 *STUDENT*

MAP 2

PROPORTION OF STUDENTS LIVING IN WATERLOO AND KITCHENER BY RISK DISTRICT



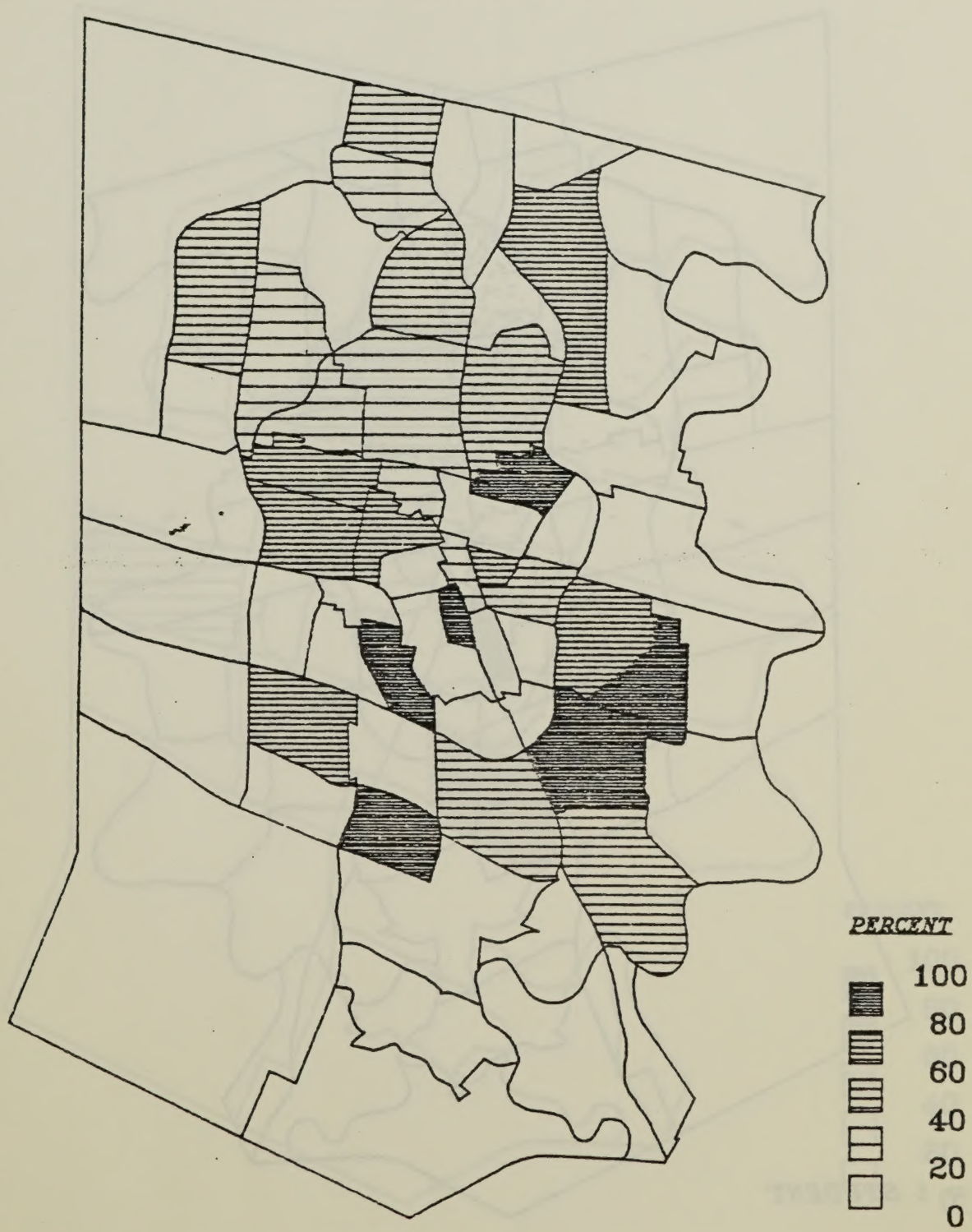
MAP 5

DISTRIBUTION OF W.L.U. STUDENTS RENTING APARTMENTS BY RISK DISTRICT

(·) = 1 STUDENT

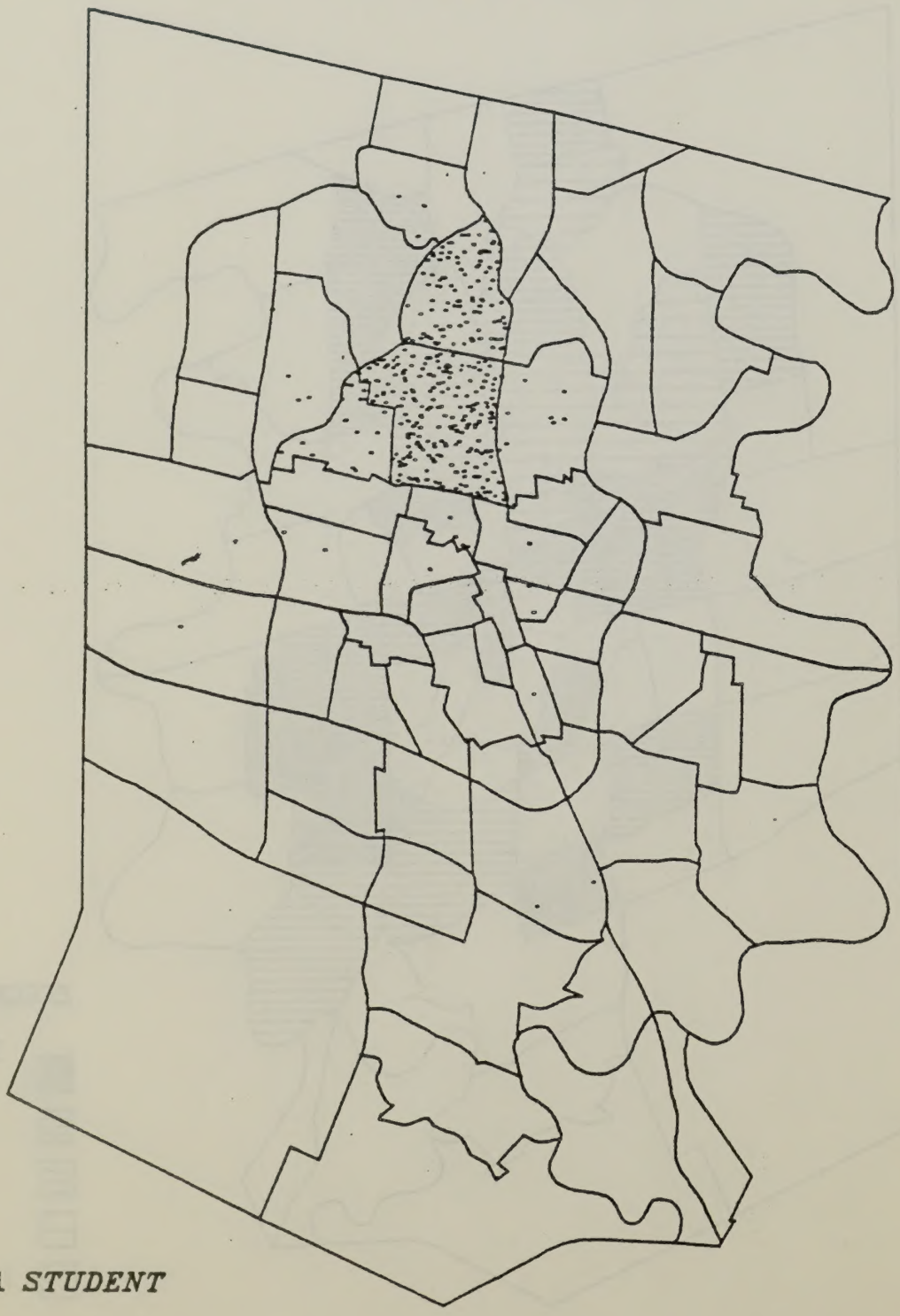
MAP 6

PROPORTION OF STUDENTS IN EACH RISK DISTRICT RENTING APARTMENTS



MAP 7

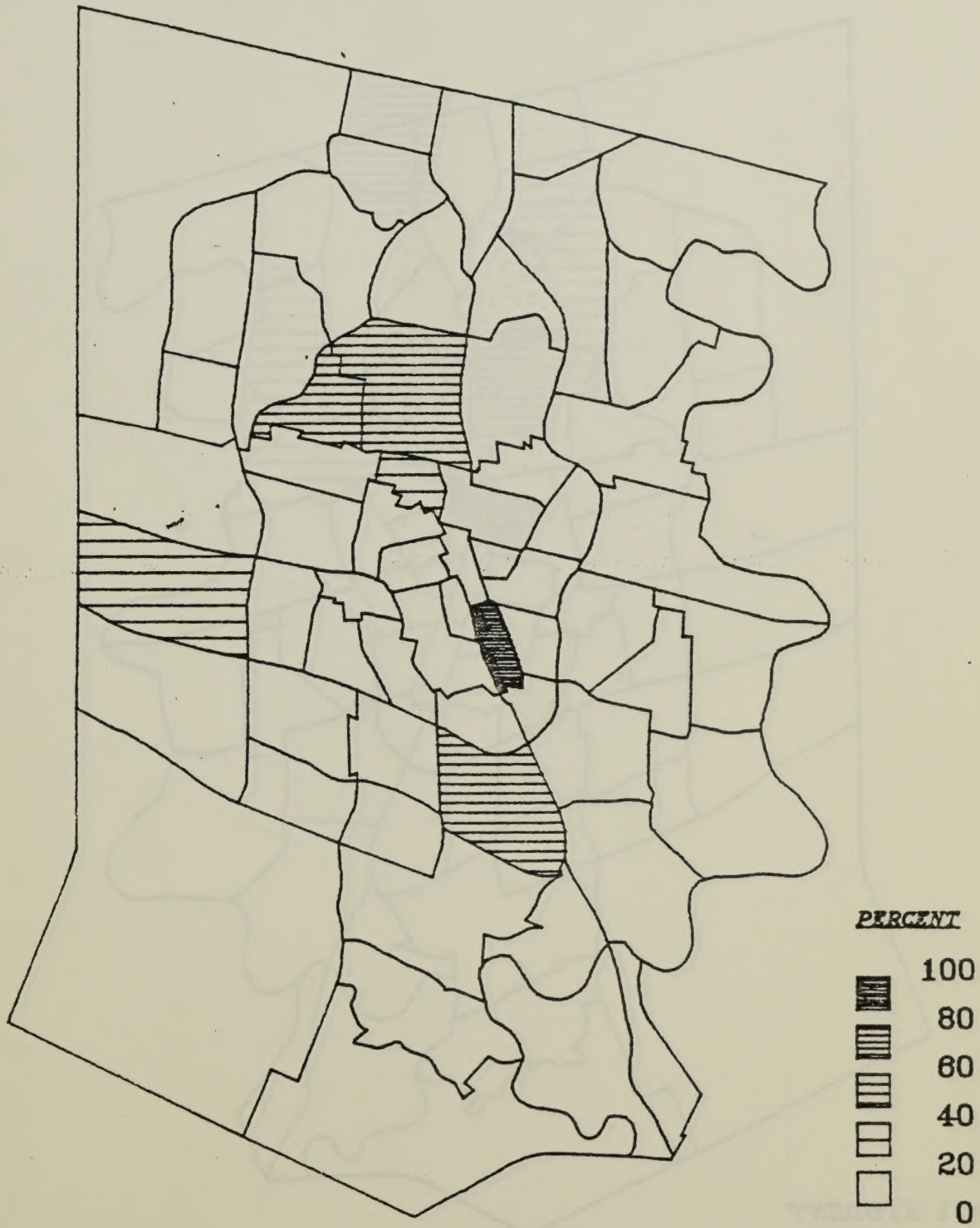
DISTRIBUTION OF W.L.U. STUDENTS RENTING HOUSES BY RISK DISTRICT



(·) = 1 STUDENT

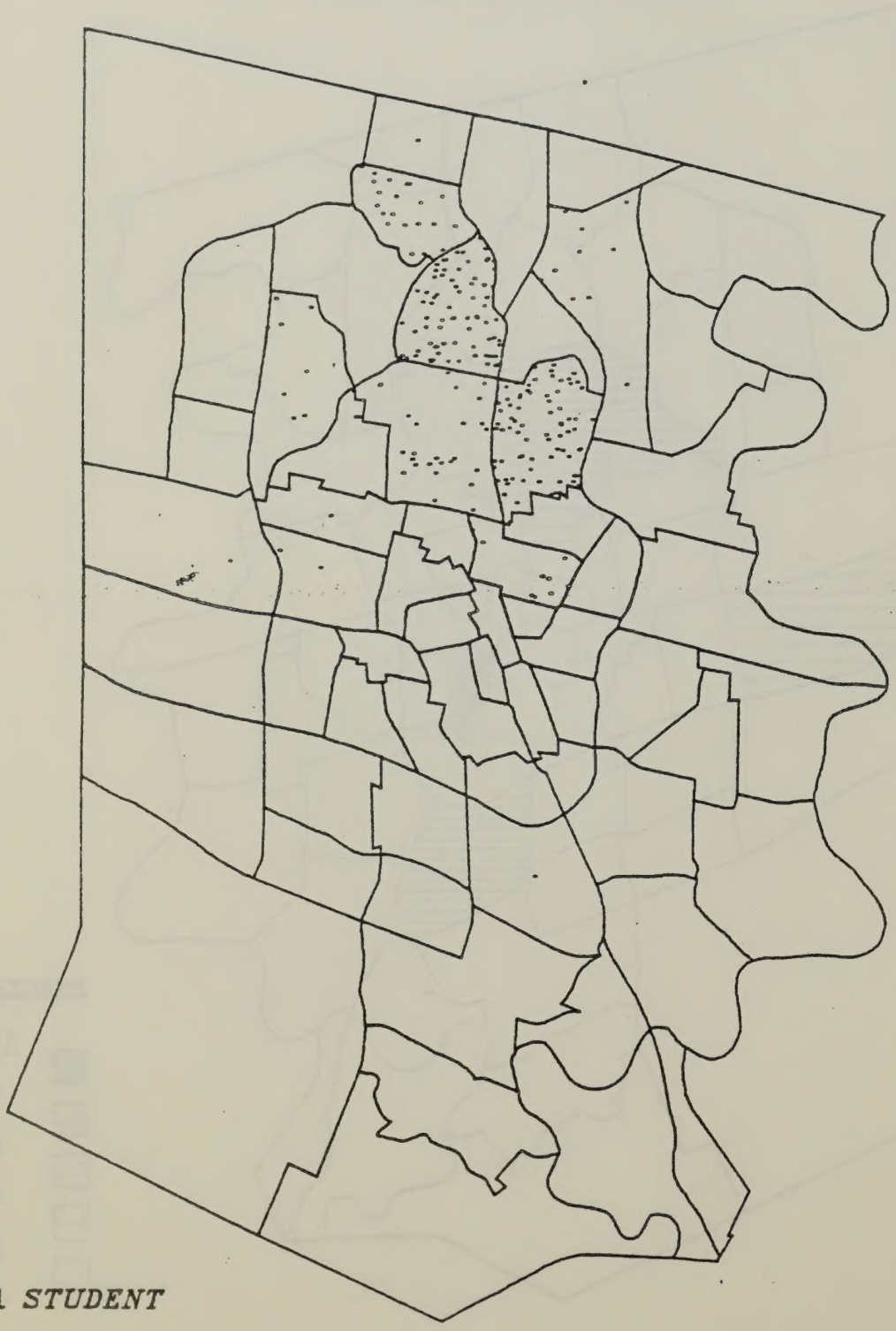
MAP 8

PROPORTION OF STUDENTS IN EACH RISK DISTRICT RENTING HOUSES



MAP 9

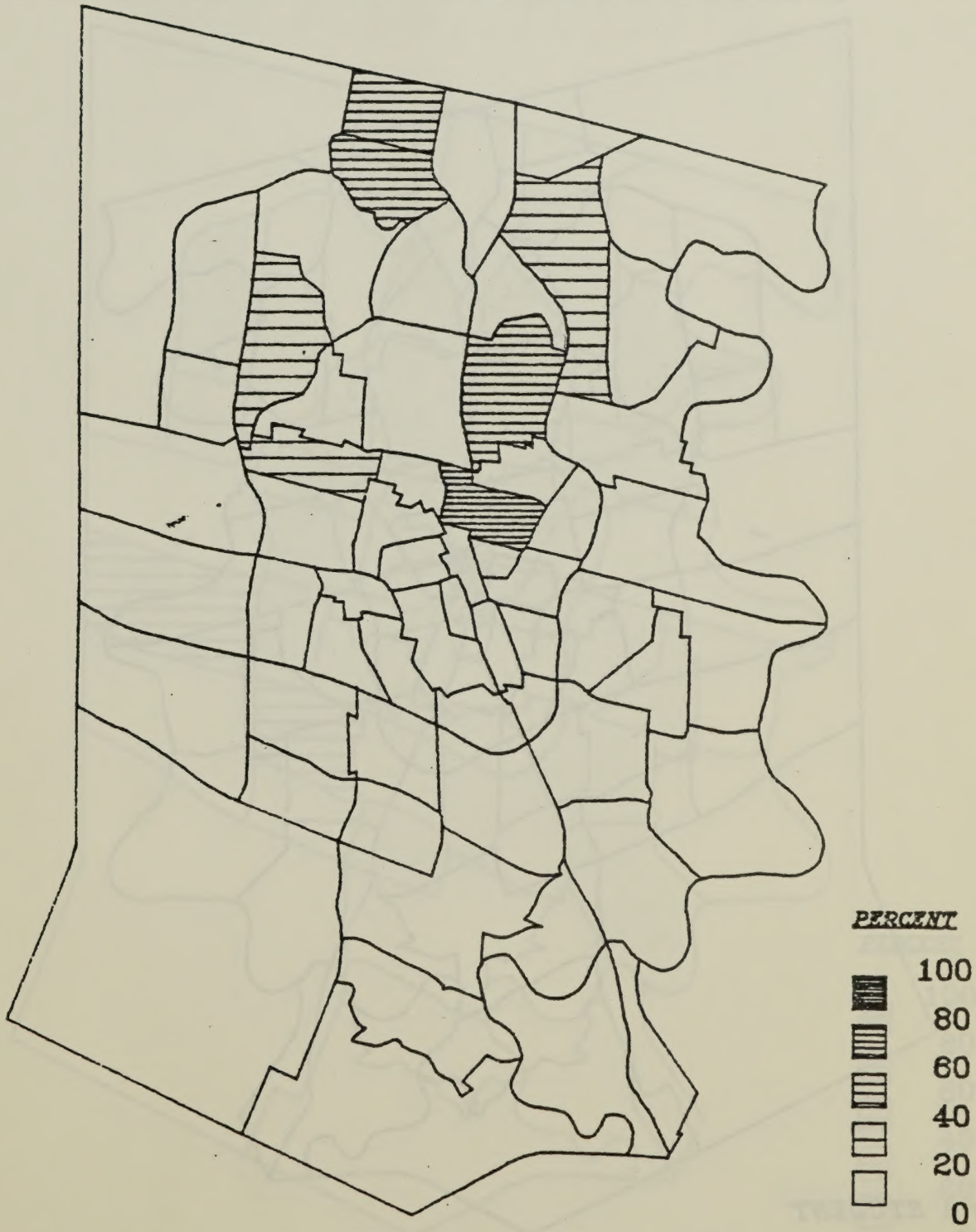
DISTRIBUTION OF W.L.U. STUDENTS RENTING TOWNHOUSES BY RISK DISTRICT



(·) = 1 STUDENT

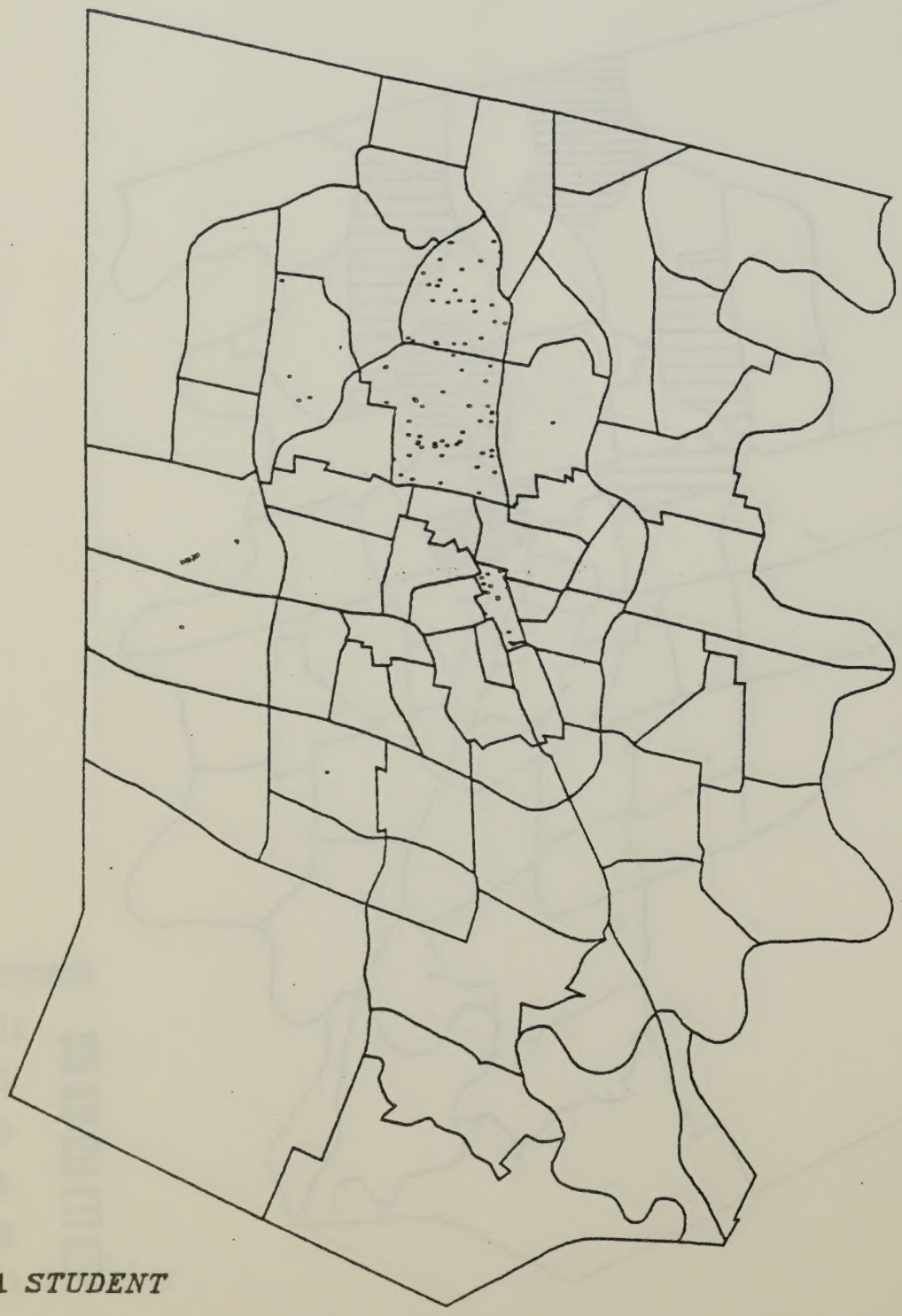
MAP 10

PROPORTION OF STUDENTS IN EACH RISK DISTRICT RENTING TOWNHOUSES



MAP 11

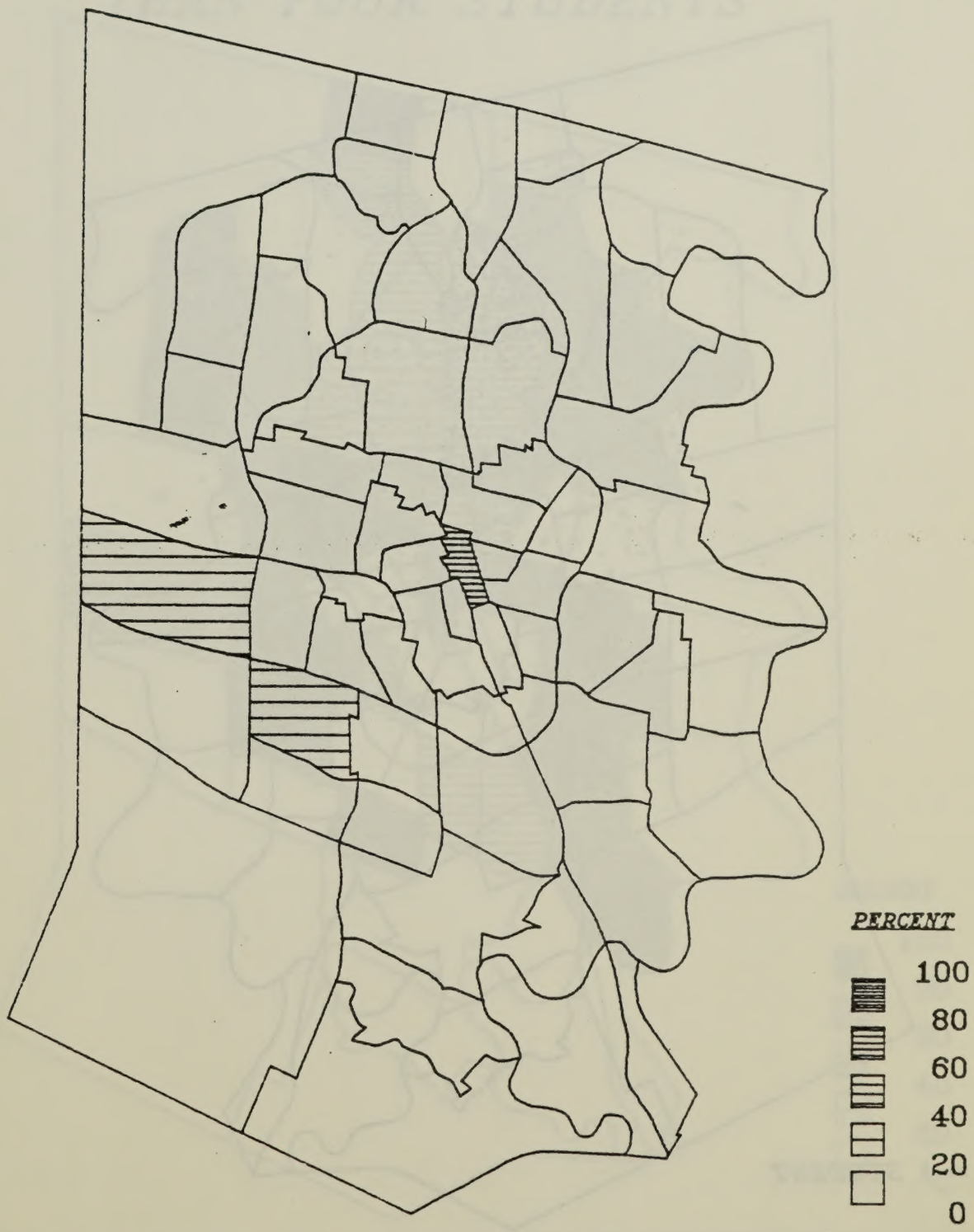
DISTRIBUTION OF W.L.U. STUDENTS RENTING OTHER TYPES OF ACCOMMODATION BY RISK DISTRICT



(·) = 1 STUDENT

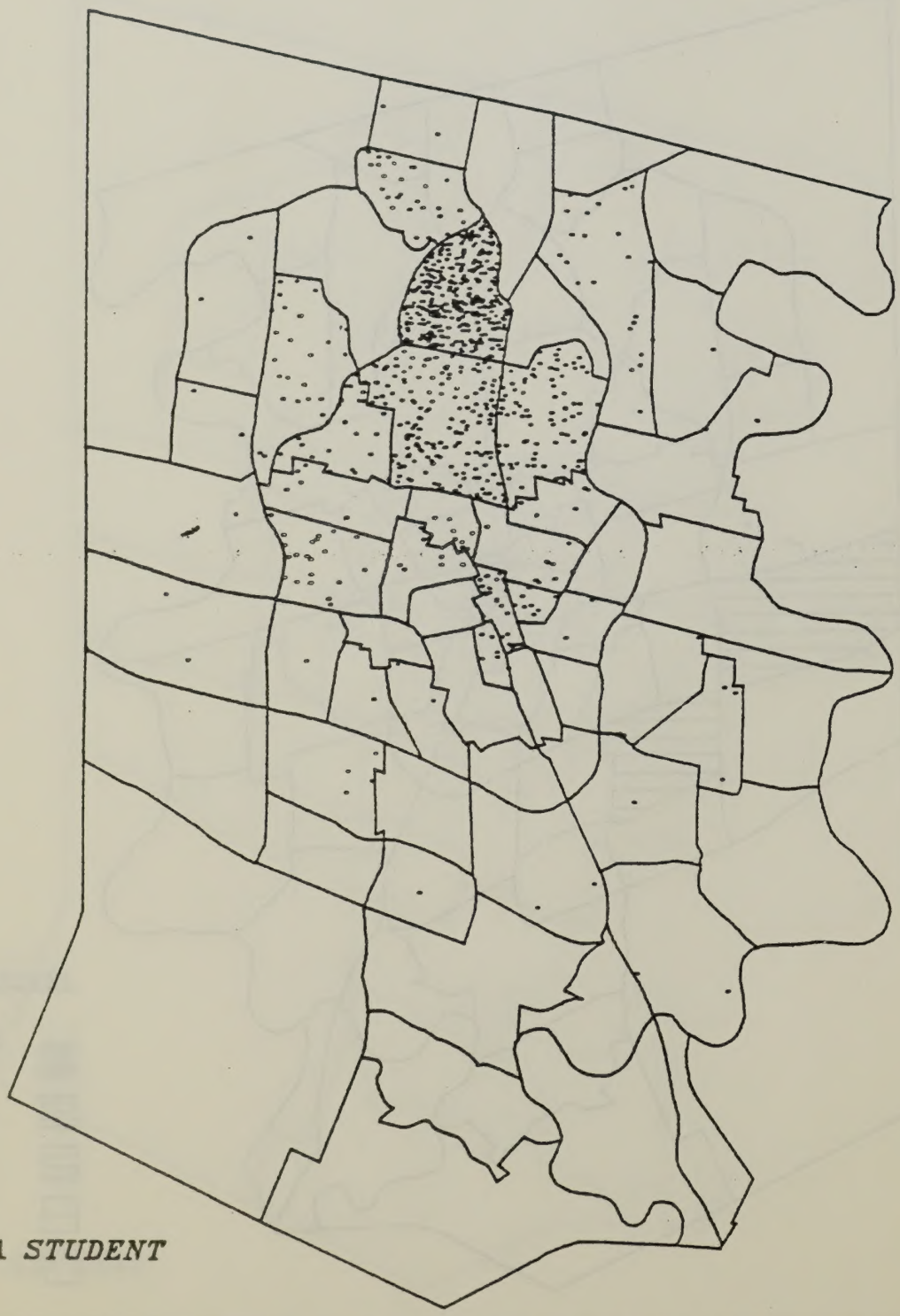
MAP 12

PROPORTION OF STUDENTS IN EACH RISK DISTRICT RENTING OTHER TYPES OF ACCOMMODATIONS



MAP 13

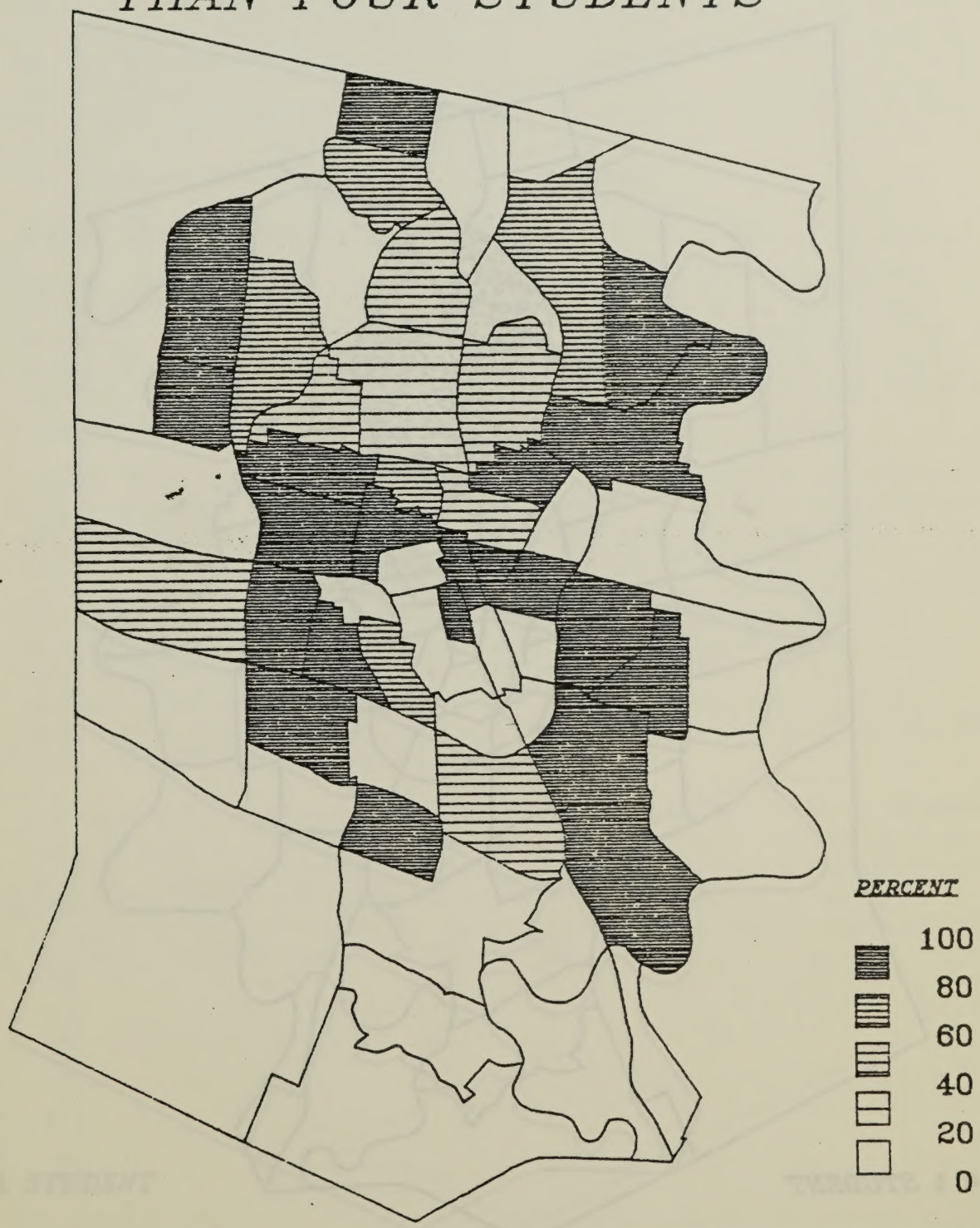
DISTRIBUTION OF W.L.U. STUDENTS LIVING IN DWELLINGS ACCOMMODATING LESS THAN FOUR STUDENTS



(·) = 1 STUDENT

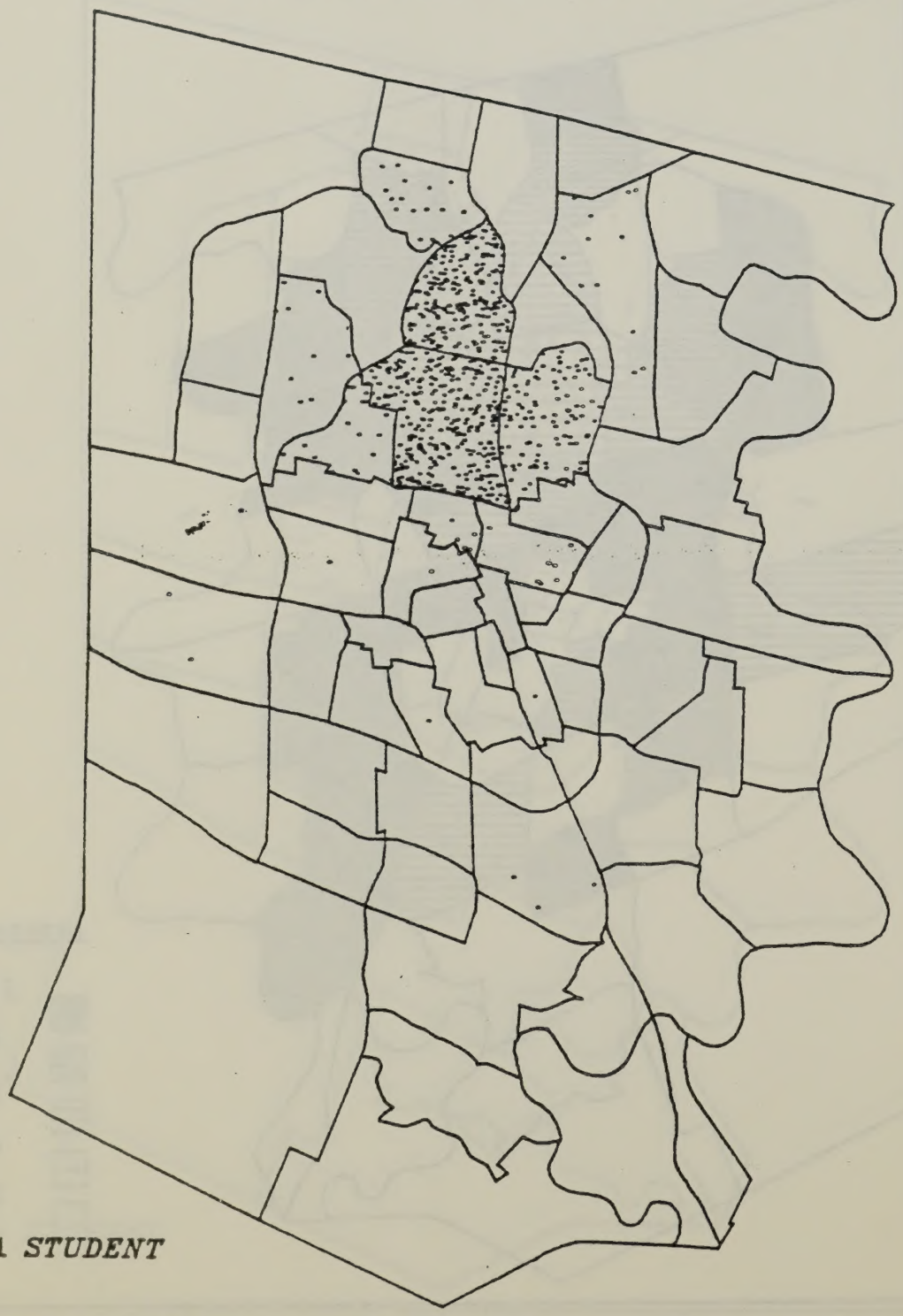
MAP 14

PROPORTION OF STUDENTS IN EACH RISK DISTRICT LIVING IN DWELLINGS ACCOMMODATING LESS THAN FOUR STUDENTS



MAP 15

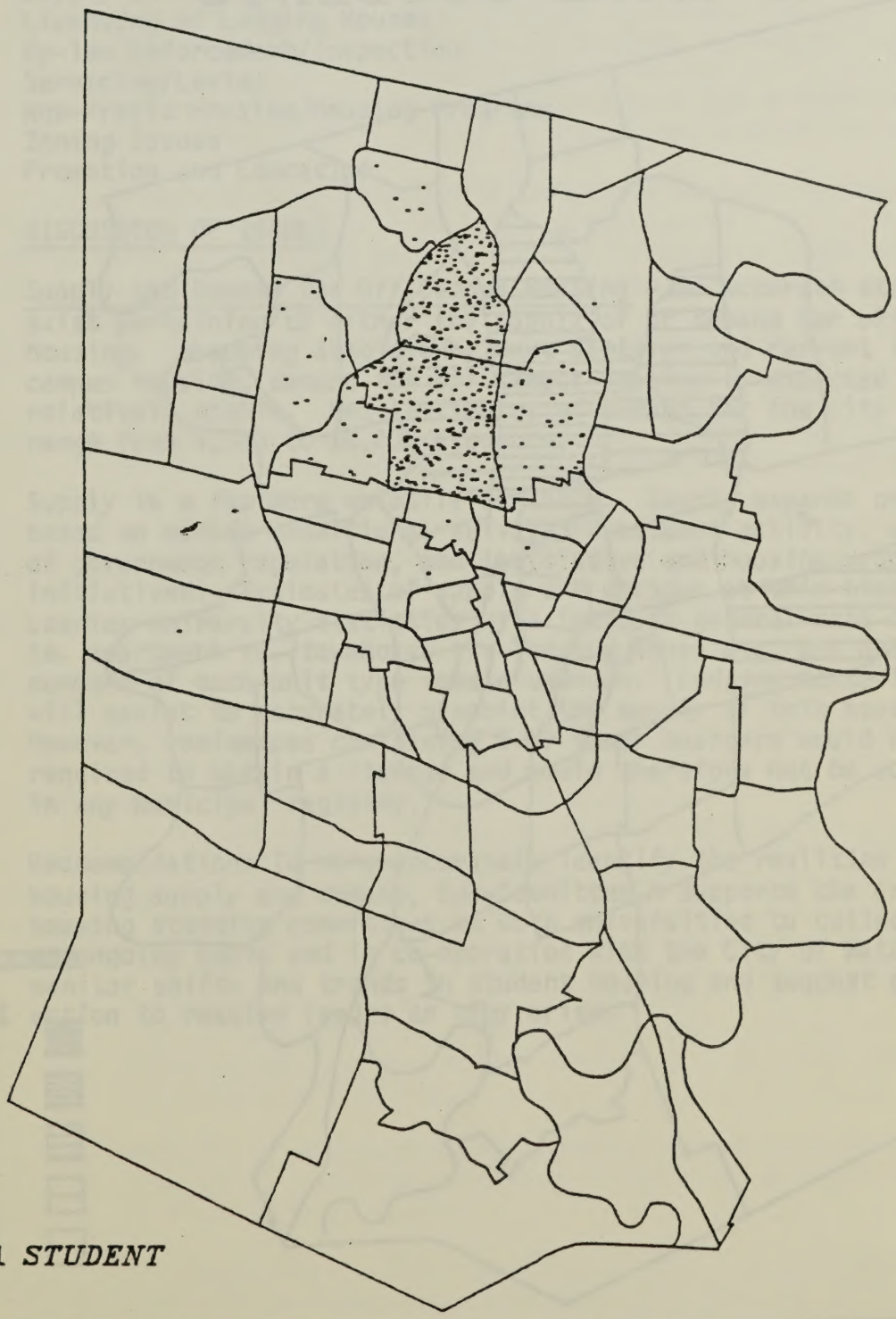
DISTRIBUTION OF W.L.U. STUDENTS LIVING IN DWELLINGS ACCOMMODATING FOUR OR MORE STUDENTS



(·) = 1 STUDENT

MAP 16

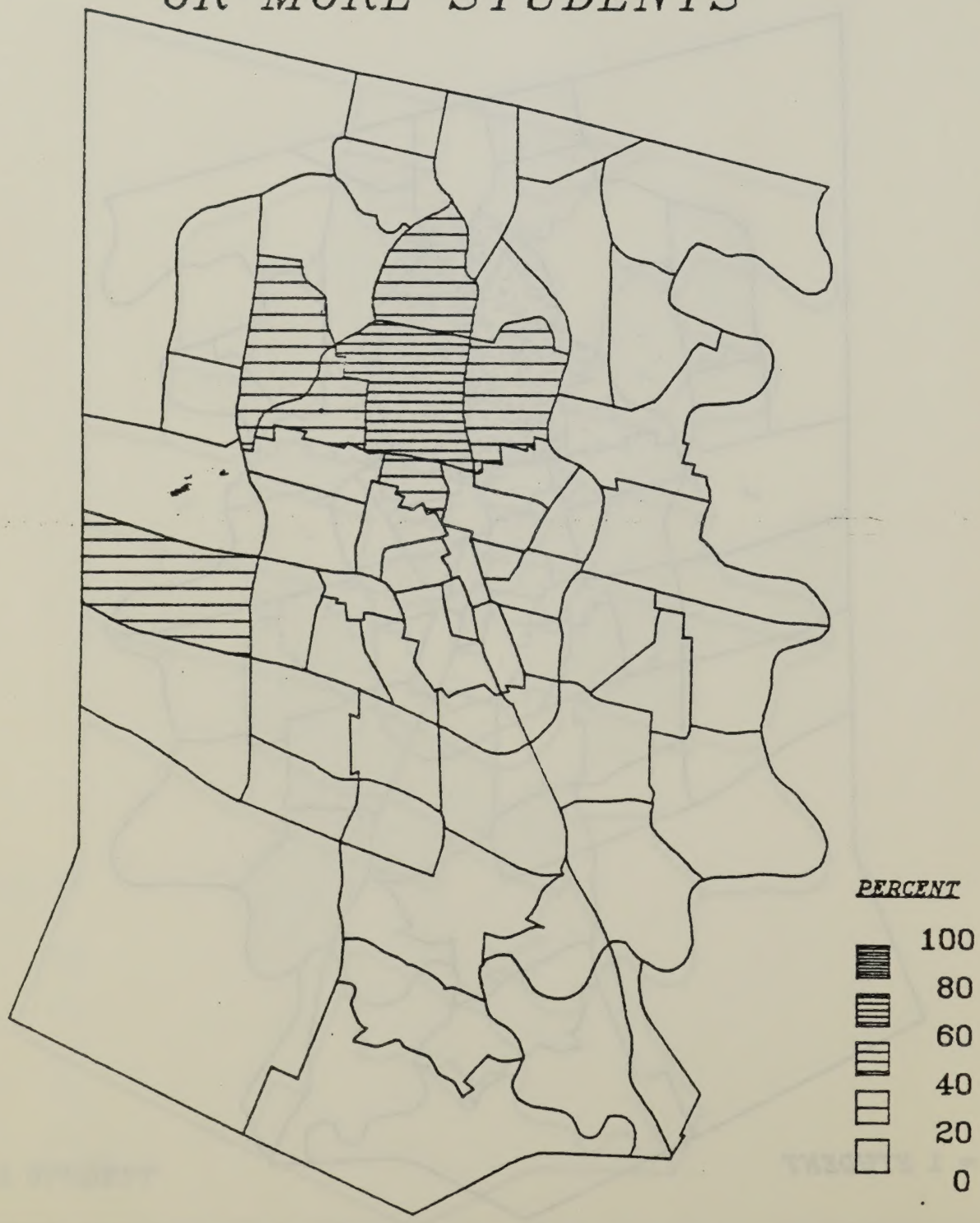
DISTRIBUTION OF W.L.U. STUDENTS LIVING IN DWELLINGS ACCOMMODATING FIVE OR MORE STUDENTS



(·) = 1 STUDENT

MAP 17

PROPORTION OF STUDENTS IN EACH RISK DISTRICT LIVING IN DWELLINGS ACCOMMODATING FIVE OR MORE STUDENTS



STUDENT HOUSING TASK FORCE

SUB-COMMITTEE A

FINAL REPORT - JUNE 27, 1986

I INTRODUCTION

The mandate of Sub-Committee A focussed on issues within the sphere of influence of local government. Other related issues were also discussed. Sub-Committee A met on five occasions and addressed the following issues:

a) Supply and Demand for Off Campus Housing
b) Licensing of Lodging Houses
c) By-law Enforcement/Inspection
d) Servicing/Levies
e) Non-Profit Housing/Housing Programs
f) Zoning Issues
g) Promotion and Education

II DISCUSSION OF ISSUES

a) Supply and Demand for Off Campus Housing - No accurate statistics exist pertaining to either the supply of or demand for off campus housing. Assuming stable enrolment patterns and current levels of on campus housing, demand for off campus housing is expected to remain relatively stable. Best estimates of demand for the City of Waterloo range from 9,500 to 10,200 students.

Supply is a far more volatile variable. Supply expands or contracts based on market conditions, private investment activity, application of government regulation, and legislative and housing program initiatives. Estimates of supply are unknown at this time. Wilfrid Laurier University statistics will indicate general unit type splits ie. apartment vs. townhouse vs. lodging house etc. but absolute numbers of each unit type remain unknown. Lodging house licensing will assist to accurately pinpoint the supply of this housing type. However, residences containing 3 or fewer boarders would not be required to obtain a license and would therefore not be accounted for in any municipal registry.

Recommendation: To more accurately identify the realities of student housing supply and demand, Sub-Committee A supports the creation of housing standing committees at both universities to collect data on an ongoing basis and in co-operation with the City of Waterloo, monitor shifts and trends in student housing and suggest programs of action to resolve issues as they arise.

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II DISCUSSION OF ISSUES

b) Licensing of Lodging Housing - Licensing of Lodging Houses was a potential solution identified at an early stage of the deliberations of the Student Housing Task Force. The occurrence of two fires involving multi boarder situations prompted Council to take action on this issue in advance of Final Task Force recommendations. The members of Sub-Committee A provided valuable comment and input to the staff committee responsible for developing licensing procedures.

While licensing was generally accepted as an appropriate response to attain greater compliance with existing regulations, several concerns from Sub-Committee members are noted as follows:

i) licensing may lead to a loss of units due to an inability or unwillingness to comply;

ii) restrictions on supply will lead to higher average rents;

iii) a "black market" of illegal lodging houses will still exist notwithstanding licensing;

iv) licensing should be phased/delayed to allow landlords sufficient time to effect necessary repairs;

v) one, two and three boarders are not covered by any regulation and may also be housed in unsafe conditions; and

vi) the systematic enforcement of zoning (5 unrelated person limitation) may be discriminatory and cause loss of units.

The Sub-Committee suggested that landlords be urged to assign and explain in agreements/leases, specific responsibilities for such matters as yard maintenance and snow shovelling and that the location and numbers of legal parking spaces be outlined to improve the compliance of lodging houses with existing regulations.

Recommendation: That the City of Waterloo urge landlords applying for lodging housing licenses to assign and explain in agreements/leases or other documents, specific responsibilities for matters such as yard maintenance and snow shovelling and further that such documents outline the location and numbers of legal parking spaces to improve the compliance of lodging houses with existing regulations.

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II DISCUSSION OF ISSUES

c) By-law Enforcement/Inspection

i) Methods of Enforcement - All municipal by-laws in the City of Waterloo are currently enforced on a complaint basis only. The Licensing of Lodging Houses proposal represents a departure from the norm in that fire code, zoning and exterior property standards provisions would be systematically enforced. The police enforce parking regulations to property lines except in cases where signed private parking areas exist. The police also enforce the City's noise by-law. Both by-laws are enforced on a call for service/complaint basis. Within the limits of existing personnel and in relation to other types of calls, the police department acknowledge that parking infractions do not enjoy a high priority status. The police have indicated that bringing enforcement of the noise by-law under the Provincial Offences Act (enabling tickets to be issued) will increase effectiveness of enforcement.

Some members criticized systematic enforcment under licensing for reasons similar to those discussed in the Licensing section outlined earlier in this report. The student representatives took exception to the systematic enforcement of and the principle forming the basis of the zoning by-law (5 unrelated person limit). They suggested that systematic zoning enforcement be delayed similar to fire enforcement under the current licensing proposal. A member indicated that in the absence of reasonable data regarding student housing supply/demand, the impacts of shifting to systematic enforcement of the zoning by-law are unknown.

Recommendation: That the City of Waterloo consider enforcing aspects of the zoning by-law (primarily parking related issues) under the Provincial Offences Act (enabling tickets to be issued by City officials) in an effort to increase effectiveness of enforcement.

Recommendation: That incidents of police indifference to obvious parking violations be reported to the Chief of Police for internal review.

ii) Advising Tenants of Violations - With respect to the Fire Code and zoning violations existing City policy has been to deal directly with owners or their solicitors only. The tenant has no active role. Although procedures have not yet been established, planning reports regarding property standards suggested that Notices of Non-Conformity and Order to Conform are matters of public record. The matter of releasing violation information is under active review by City staff in an effort to set consistent policy.

Members of Sub-Committee A reached general concensus that tenants be notified regarding violations, especially violations of Fire Code provisions.

Recommendation: That the City of Waterloo consider releasing information regarding violations with respect to the Fire Code, zoning by-law and property standards by-law to affected persons which shall include property owners and/or their representatives, tenants/boarders if any, and prospective purchasers and/or their representatives.

II DISCUSSION OF ISSUES

d) Servicing/Levies - The issue of reducing or eliminating levies and servicing charges to act as an incentive for the construction of student housing was discussed. Sub-Committee representatives generally agreed that such charges should not be dropped or reduced to ensure that precedents are not set. Alternatively, it was generally agreed that the City could consider providing a grant to act as an incentive for the construction of on-campus student housing. Such grant should act to lever additional funding from such other agencies as the universities, and the regional, provincial and federal governments. The representative for small landlords opposed the concept of a grant as an interference into market forces which represents a subsidy from ratepayers for student housing.

Recommendation: That the City of Waterloo consider providing a grant to defray certain costs associated with the construction of on-campus student housing conditional upon the financial involvement of the respective university and senior levels of government.

e) Non Profit Housing/Housing Programs - The sub-committee agreed that universities not municipalities should be supplying non-profit housing geared to students. Housing programs such as Convert-To-Rent and the Low Rise Rehabilitation Program were explained and discussed.

The Convert-To-Rent program has increased the supply of rental stock available in Waterloo. Some units will likely be taken up by students. The program also permits the conversion of non residential space to hostel or boarding accommodation. The Low Rise Rehabilitation Program will assist owners of low rise buildings (total initial allocation - 100 units) built prior to 1960 to effect eligible repairs without jeopardizing affordable rent structures.

Rehabilitation programs such as the Ontario Home Renewal Program (OHRP) and the Residential Rehabilitation Program (RRAP) may be of assistance to upgrade homes for low income homeowners where occupancy meets the City's definition of family ie. up to 3 boarders. Changes currently under consideration for rental RRAP may prove to be of benefit for the operaters of boarding/lodging houses.

Recommendation: That information regarding relevant housing programs be distributed as part of any promotional/educational packages developed as a result of the Student Housing Task Force.

f) Zoning Issues - Issues related to zoning were identified as follows: the 5 unrelated person "family" definition, single residence zones near the Universities, systematic enforcement through licensing, scenarios of concentration vs. dispersal of students through zoning, and the need for more boarding houses.

i) Five Unrelated Persons "Family" Definition - The zoning by-laws define family as related persons and no more than 3 boarders or no more than 5 unrelated persons. Student representatives claim, that such a by-law limits the opportunities for student rooms, may be discriminatory under the Charter and if systematically enforced through licensing may remove unknown numbers of "illegal" student spaces. On the other hand, resident representatives state that such by-laws provide reasonable density protection for low density family neighbourhoods. They note that properties were purchased in full knowledge that such limits exist.

II DISCUSSION OF ISSUES

f) ii) Single Residence Zones near the Universities - While a significant area of the Central Residential District permits boarding houses, several single residence only areas are located in close proximity to the campus areas ie. the central portion of the Columbia District and Beechwood. Student representatives indicate that certain residences in these areas could easily support greater than 5 persons per residence. However, exclusive single "family" zoning precludes that option. As a result, students must seek accommodation a greater distance from campus. They indicate that conditions have changed since the zoning was established and a review is warranted. Suggestions for the spot zoning of appropriate larger homes were forwarded. Resident representatives believe that single "family" zoning is appropriate for the benefit of families who wish to live close to the Universities and Uptown.

iii) Systematic Enforcement Through Licensing - Student representatives claim that systematic enforcement of zoning through licensing will reduce student spaces especially in single residence only areas near the campus.

iv) Concentration vs. Dispersal Scenarios - The sub-committee spent a great deal of time debating and discussing methods of dispersing students throughout the community or concetrating students through zoning. The elimination of the boarding house use from certain neighbourhoods was offerred as a method of preventing high concentrations of students. In contrast, permitting boarding houses in single residence zones close to the campus area coupled with a natural desire on the part of students to live close to campus, was viewed as a method of promoting concentration. No concensus was reached on this issue. The major points brought forward under each scenario are outlined as follows:

Dispersal:

- transportation systems to campus would require upgrading given greater travel distances;
- fewer vacancies within on campus residences would occur;
- increasing numbers of homeowners near the campus area would take in up to 3 boarders;
- single residence zones would exist close to campus providing a greater range of living options to families;
- resident representatives living close to the university supported the zoning status quo.

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II DISCUSSION OF ISSUES

f) iv) Concentration vs. Dispersal Scenarios - Continued

Concentration

- concentration permits the municipality to focus on a specific area to ease the enforcement of by-laws/codes;
- family households would be phased out of certain neighbourhoods over time;
- concentration could allow related student commercial and social services to develop in one area;
- elementary schools would be negatively affected in student neighbourhoods;
- pressures from student housing demand may be removed from other "family" oriented neighbourhoods; and
- lifestyle differences between families and students would be reduced. It was noted however that less mobile non student residents ie. elderly, may be the last to leave and would face the greatest impact of change;
- transportation problems would be reduced significantly;
- parking regulations for boarding houses would have to be examined to address recent house styles. Issues such as front yard parking and common access drives to rear yards would need to be examined;
- concentration would increase density and intensity of related conditions eg. traffic, noise, parking;
- student representatives favoured increased housing opportunities concentrated close to the university.

v) Need For More Boarding Houses - The Sub-Committee discussed this issue and did not arrive at a consensus. Some members claimed that if the universities increased their role in the provision of non-residence like housing (self sufficient townhouse units) on or off campus, that more boarding houses may not be needed. Residents stated that limits on boarding houses may cause families to open their doors to students. Students indicated a strong preference for independent living arrangements as opposed to a family boarding situation.

The major conclusion reached was that lifestyle differences whether real or perceived, form the greatest irritant between family and student households.

Recommendation: That an on-going committee be formed of representative groups to continue considering the zoning question and any other outstanding issues resulting from the Student Housing Task Force.

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II DISCUSSION OF ISSUES

g) Promotion and Education - As a result of the Student Housing Task Force lines of communication heretofore unexploited by the municipality have surfaced. Perhaps the best example of this is the use of multiple listing, "daily hot sheets" sent to every real estate agent in the area of the K-W Real Estate Board. Through the co-operation of the Board, zoning information regarding boarding house regulations and licensing proposals have been disseminated in this manner. This line of communication remains open for Task Force or other relevant municipal use.

Three major promotional/educational items were identifed by the Sub-Committee as follows:

i) Housing grant/loan programs leading to the creation of new rental stock or the repair of existing affordable stock must be promoted to relieve pressure in the general rental housing market and in turn the student housing rental market. Media coverage announcing the availability of funding and general program details should be pursued.

ii) The fact that homeowners can take in up to 3 boarders in any unit in the City subject to no municipal restrictions must be actively promoted to increase owner occupied student spaces and offset any loss of space due to licensing. Such promotional material must encourage the objective of fire safety regardless of the numbers of boarders involved.

iii) The changes to the noise by-law must be outlined in clear terms and more widely advertised to groups such as resident associations and student organizations through their internal publications.

Recommendation: That the City of Waterloo in co-operation with other groups represented on the Task Force become involved in a promotional and educational campaign to include housing program information, the numbers of boarders permitted subject to no municipal regulation and information related to changes in the enforcement of the noise by-law.

III SUMMARY OF RECOMMENDATIONS

- To more accurately identify the realities of student housing supply and demand, Sub-Committee A supports the creation of housing standing committees at both universities to collect data on an ongoing basis and in co-operation with the City of Waterloo, monitor shifts and trends in student housing and suggest programs of action to resolve issues as their arise.

- That the City of Waterloo urge landlords applying for lodging house licenses to assign and explain in agreements/leases or other documents, specific responsiblities for matters such as yard maintenance and snow shovelling and further that such documents outline the location and numbers of legal parking spaces to improve the compliance of lodging houses with existing regulations.

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III SUMMARY OF RECOMMENDATIONS - Continued

- That the City of Waterloo consider enforcing aspects of the zoning by-law (primarily parking related issues) under the Provincial Offences Act (enabling tickets to be issued by City officials) in an effort to increase effectiveness of enforcement.

- That incidents of police indifference to obvious parking violations be reported to the Chief of Police for internal review.

- That the City of Waterloo consider releasing information regarding violations with respect to the Fire Code, zoning by-law and property standards by-law to affected persons which shall include property owners and/or their representatives tenants/boarders if any, and prospective purchasers and/or their representatives.

- That the City of Waterloo consider providing a grant to defray certain costs associated with the construction of on-campus student housing conditional upon the financial involvement of the respective university and senior levels of government.

- That information regarding relevant housing programs be distributed as part of any promotional/educational packages developed as a result of the Student Housing Task Force.

- That an on-going committee be formed of representative groups to continue considering the zoning question and any other outstanding issues related to the Student Housing Task Force.

- That the City of Waterloo in co-operation with other groups represented on the Task Force become involved in a promotional and educational campaign to include housing program information, the numbers of boarders permitted subject to no municipal regulation and information related to changes in the enforcement of the noise by-law.

Respectfully Submitted:

Tom Slomke

Tom Slomke, M.C.I.P.
Chairman

PERSONS WHO PARTICIPATED IN THE DELIBERATIONS OF SUB-COMMITTEE "A"

Tom Slomke - Chairman - Planning Department
Rob Deyman - Planning Department
Theresa Haase - K-W Real Estate Board
Ken Morrison - Small Landlord Representative
Dorothy Schnarr - Alderman
Andrew Telegdi - Alderman
Scott Forrest - U of W Federation of Students President
Kaye Crawford - Building Department
Chuck Devison - Fire Department
Sam Head - K-W Homebuilders Association
Dr. H. R. N. Eydt - U of W Warden of Residences
Steve Brown - Albert/Hickory Resident Representative
Peter McGough - Uptown Residents Association Representative
Brian Thompson - WLU Student Representative
Melany Franklin - WLU Student Representative
Inspector Larry Gravill - Regional Police
Matt Erickson - U of W Student Representative
Dave Finch - WLU Student Representative

REPORT TO THE STEERING COMMITTEE

OF THE

TASK FORCE ON STUDENT HOUSING

FROM

SUB COMMITTEE "B"

PREAMBLE:

On February 4th, 1986, the Steering Committee of the Task Force met and formed Sub-Committee "B" to address the following issues;

1) Student Housing Bureau;
2) Agreement / Standard Lease;
3) Promotion and Education;
4) University Policies.

It was agreed that Sub-Committee "B" would include the following people:

Co-chairman - Jim Wilgar
- Jeff Wilson / designate

Members - Ron Wagner
- Brian Turnbull
- Don Roughley

As was suggested, Ken Morrison and Mike Belanger were added to this Committee as resource people.

As of the Sub-Committee Meeting on June 9th, 1986, Jeff Wilson was replaced by Matt Erickson.

The Sub-Committee "B" met on three occasions to discuss the assigned issues (February 19th, March 25th, and June 9th).

The following brief summary represents the general discussion of the issues.

Issue(1) HOUSING BUREAU

The concept of a central housing bureau was discussed at length. The concensus of opinion was that this idea was interesting in principal but it would be very difficult to organize,fund,staff, direct, and be responsible for at this time.

Some of the primary reasons for the notion of creating this bureau can be adequately addressed in the future by an expansion of services currently offered at the Universities.

The question of legal liability in regard to providing either landlord or tenant with information concerning each other was seen as a major obstacle. Complaints about either landlord or tenant were viewed as being opinionated, often exaggerated and inaccurate in detail, in far too many instances. Both universities will in the future act on a complaint basis only, keeping all information confidential. Where possible, the Universities may act as mediators in any disputes.

Again, due to legal liabilities, there was some hesitation in the creation of an information sharing concept. To what extent the City

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and the Universities share information cannot be determined at this time.

In the future, the Universities will require any accommodation for 4 or more tenants to be registered with the City before it can be listed with the University Housing offices. This thought assumes that the City will proceed with the licensing of lodging houses as previously indicated.

It is important to note that any information regarding accommodations provided by a landlord or homeowner to the University Housing offices will be considered public information.

RECOMMENDATIONS

1) That the Task Force set aside the idea of a central housing bureau at this time.

2) That the Task Force at the conclusion of an investigation of legal liability encourage the creation of an information link between the City and the Universities to facilitate the transfer of mutually useful data on off-campus housing.

Issue(2)AGREEMENT / STANDARD LEASE

The Landlord and Tenant Act(LTA) as it currently exists, provides protection for both parties. Generally speaking, there is adequate information available concerning the contents of the LTA. This information is readily available from both Universities, Legal Aid, Residential Tenancy Commission, Rent Review Board, etc.

It was agreed that those not covered by the LTA should have an agreement in writing, indicating the contractual arrangements in any rental agreement.

The Committee was of the opinion that everyone who rents accommodation should be encouraged to use a standard lease or rental agreement, thus offering them some protection in the event of a dispute. As well, this document would offer the landlords or homeowners protection.

Because of the variety of leases and rental agreements currently in use, and because of the number of tenants renting accommodations without a lease or rental agreement, the Committee endorsed the idea of creating a standard lease or rental agreement which could be used by either tenants or landlords to establish a contract and to spell out clearly mutual responsibilities.

RECOMMENDATIONS

1) That the Task Force encourage the use of a lease or rental agreement in all contractual rental agreements.

2) That the Task Force approach Legal Aid to produce a standard lease or rental agreement that could be used by tenants or landlords, in any rental accommodation where a written contract is not currently available.

3) That the Task Force encourage the City through it's proposed licensing operation and the Universities through their Housing offices, to promote and make available this standard lease or rental agreement.

Issue(3) PROMOTION AND EDUCATION

Current literature from the Universities,the City or other sources (Legal Aid,Residential Tenancy Commission, Rent Review Board, etc) was examined to determine whether there was sufficient information available and to determine if the content of the information was informative and useful.

After reviewing the literature, the Committee agreed that there was ample information available to the students, but that perhaps the information available to the homeowners and landlords was inadequate and not readily available.

The student housing information was very broad ranging and very well distributed; however, it tended to be somewhat repetitive and in some cases redundant between the two Universities.

It was determined that much of the literature available to the students may be useful to the homeowners and some attempts should be made to give homeowners access to this information.

The possibility of inviting all landlords and rental homeowners to a general meeting was discussed at some length. A "coffee and doughnuts" type meeting was preferred with representatives from the City and the Universities co-operating to arrange and fund this venture. It is hoped that during this meeting,information might be provided verbally and literature provided in written form to the homeowners. As well, questions might be answered that might arise from general discussion.

It was suggested that some form of recognition be available for individuals who are seen as either model tenants or model landlords. A contest was seen as a good promotion that could draw media attention. In this, tenants might nominate a landlord(and vice-versa) if they thought that person deserved the award. This event could be sponsored by the City and the Universities, who would also make up an awards review committee for annual presentations.

RECOMMENDATIONS

1) That the two Universties work more closely on the production of literature for both students and landlords, to avoid duplication and increase awareness.

2) That the City in combination with the Universities attempt to provide the average landlord/homeowner with better literature and information regarding student rental accommodations.

3) That the City and the Universties co-operate in arranging an open house type meeting to meet homeowners/landlords as well as provide information and exchange ideas.

4) That the City sponsor a contest in which outstanding homeowners/landlords and tenants would be recognized on an annual basis.

Issue(4)UNIVERSITY POLICY

Conversation on this topic entered around the problem of September University admissions. The core of this problem is that demand for student housing is extremely high only for September occupancy. It seems,any other time of the year, accommodation are comparatively simple to arrange and can in fact(during the summer months)be much cheaper. The thought here was that if the Universities would alter their admissions policies, the demand for student accommodation could be spread throughout the calendar year thus avoiding the annual September crisis.

It was acknowledged that with the current changes in the secondary school system, and the increasing number of semestered schools, that some increasing numbers of students may seek entry in the spring and summer segments of an academic year, rather than waiting until the more traditional entry time of September.

It was generally felt that it was unrealistic to expect our concerns to be sufficiently important to alter the current academic cycles at either University.

RECOMMENDATION

That the Task Force formally recommend to the University administrations, that this matter be given consideration in future University academic planning.

LICENSE AGREEMENT DATED THIS DAY OF , 19 ,

BETWEEN

_____

HEREIN CALLED THE LICENSOR ("LANDLORD")

_____

HEREIN CALLED THE LICENSEE ("ROOMER")

AGREEMENT:

The Licensor agrees to rent to the Licensee and the Licensee agrees to rent from the Licensor accommodations in the premises known municipally as,

_____ in the City of
(address of premises)

_____.

USE OF ACCOMMODATION:

The Licensee agrees to use the rented accommodations as a residential dwelling and for no other purpose, and abide by the covenants, agreement, rules and regulations of this agreement.

TERM OF RENTAL:

The Licensee will use the rented accommodations for the term beginning the _____ day of _____, 19__, and ending on the _____ day of _____, 19 ___, subject to the terms of this agreement.

LICENSOR/ LICENSEE AGREEMENT (continued):

PAYMENT OF RENT:

The Licensee agrees to pay the Licensor on a _____ basis at the rate of _____ per _____. This includes _____, and exludes _____. Rent will be due on the _____ of every _____. The Licensee agrees to deposit with the Licensor the sum of $_____ as prepaid, fees to be applied towards the last month's fee of the term. The Licensor agrees to pay to the Licensee interest annually thereon at the rate of _____(%) percent per annum.

CONTENTS OF PREMISES:

The Licensor owns: _____

_____

The Licensee owns: _____

_____

CONDITION OF PREMISES:

(1) The Licensee convenants with the Licensor to pay fees, maintain the premises in a state of cleanliness and repair any damage caused to the premises by his or her willful or negligent conduct or that of persons who are permitted on the premises by him or her. The Licensee further covenants to leave the premises in an ordinary state of cleanliness upon termination of the herein license.

(2) The Licensor covenants with the Licensee for quiet enjoyment and to maintain the premises in a good state of repair and fit for habitation during the herein term of license to the extent required by law throughout the term of the herein license. The Licensor will provide suitable means for heating and furnishing heat for the premises up to a reasonable temperature.

(3) The Licensee shall promptly notify the Licensor of any repairs to be made by the Licensor and the Licensor shall be permitted to enter the premises for the purposes of viewing or making any such necessary repairs. The Licensor shall be permitted a reasonable time within which to make such repairs that are necessary. The Licensor also agrees to give reasonable notice of such entry into the premises.

(4) The Licensee covenants not to assign or sublet the herein license without the consent of the Licensor, such consent not be unreasonably withheld. The Licensee covenants to pay the Licensor's reasonable expenses incurred in providng the aforesaid consent.

(5) Proviso for re-entry by the Licensor on non-payment of fees or non performance of covenants, provided that such re-entry shall, at all times, be in accordance with the provisions of common law.

(6) The Licensee, his family, visitors, guests, servants and clerks and other persons transacting business with the Liscensee shall be entitled in common with the Licensor, his other Licensees and other persons with his sanction, to enter and use the premises by means of the main entrance and all other common passages including washroom and kitchen facilities therefrom at all reasonable times.

NOISE:

The noise level in the premises must be reasonably low.

PARKING:

Parking will ____ be provided for the Licensee. The appropriate parking area is _____.

TERMINATION:

Provided that, if the fees hereunder are overdue and the premises are vacant, it shall be presumed that the Licensee has vacated or abandoned the premises and the Licensor shall be entitled to take immediate possession thereof.

If it is the intention of either party to terminate this License at the end of the term hereby created, notice os such intention shall be given in writing by such party to the other party not later than _____ days prior to the expiration of the herein term.

LICENSOR/LICENSEE AGREEMENT (continued):

Provided that, upon notice of termination of the herein License being given, the Licensor shall have the right, at reasonable times during daylight hours, to enter and show the premises to perspective Licensees. Subject only in cases of emergency, at all other times the Licensor shall not be permitted into the premises until he has first supplied the Licensee with the written notice given at least twenty-four (24) hours before the time of such entry and such written notice shall contain the proposed time of such entry and such entry shall remain during daylight hours.

LIABILITY:

The Licensor shall not be liable or responsible in any way for any personal injury sustained by the Licensee or any other persons that may be upon the rented premises, or for any loss or damage or injury to property belonging to or in the possession of the Licensee or any other persons.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE EXECUTED THESE PRESENTS.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

_____ _____

LICENSOR LICENSEE

I HEREBY ACKNOWLEDGE RECEIPT OF A FULLY EXECUTED ORIGINAL COPY OF THIS AGREEMENT THIS ____ DAY OF _____, 19___.

_____

LICENSEE

APPENDIX 'D'

TASK FORCE ON STUDENT HOUSING

TASK FORCE MEETING

AUGUST 21, 1986

TASK FORCE MEMBERS PRESENT:

Steering Committee Members:
Brian Turnbull - Chairman
Andrew Telegdi - Planning Committee Chairman
Dorothy Schmarr - Protective Services Chairman
Donald Roughley - Chief Administrative Officer
Mike Belanger - WLU, Director of Housing
Brian Thompson - WLU, Student Representative
Matt Erickson - U of W, Student Representative
Ron Wagner - Albert/Hickory Resident Representative

Working Committee Members:
Rob Deyman - Policy Planner/Task Force Secretary
Tom Slomke - Planning Director/Chairman Sub-Committee A
Kaye Crawford - Zoning Clerk
Chuck Devison - Chief Fire Prevention Officer
Scott Forrest - U of W, Student President
Ken Morrison - Small Landlord /Investor Representative
Alison Hayworth - Social Planning Council Representative
Steve Brown - Albert/Hickory Residents Representative
Jake Jutzi - Waterloo Regional Apartment Management Association

REGRETS:

Jim Wilgar, WLU, Administration Representative/Chairman Sub-Committee B
Dr. H. R. N. Eydt, U of W, Administration Representative

1. The Steering Committee Minutes of June 27, 1986 were tabled. No concerns were expressed.

2. RESULT OF HOUSING STUDY

M. Erickson presented the findings related to the U of W dot map. He stressed that this effort is only the beginning of a longer term on-going data analysis process in a effort to understand trends in student housing. The U of W is now attempting to obtain all local addresses of students in order that distributions and concentrations can be more accurately discerned.

M. Belanger outlined the results of the WLU dot map and highlighted areas of concentration. He also explained and interpreted the data obtained from the WLU housing survey. He stressed that while this survey serves as a useful profile of existing housing conditions, that comparative analysis over time is crucial to observe trends.

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2. Results of Housing Study - Continued.

A. Telegdi noted that the number of University provided residential spaces for the University of Waterloo in the rank order comparison charts do not include all residence space. M. Belanger explained that the residence counts do not include married students quarters or co-operative residences. Only single student residence space statistics were available. This qualification holds true for all universities surveyed. S. Brown questioned if a phone survey would have picked up single students living in a home. M. Belanger agreed that some undercounting may have resulted but overall WLU is confident with the reliability of the data.

J. Jutzi asked what vacancy rates are experienced in student residences. M. Belanger stated that residences at WLU are full 8 months and are used for conference space in the summer. M. Erickson indicated that U of W residences are full in September. Some vacancies exist in winter due to shifts in co-op terms and prior lease commitments. In the summer, vacancy rates are quite high.

3. SUB-COMMITTEE REPORTS

B. Turnbull introduced the reports and the respective chairpersons. No questions or concerns were raised.

4. STEERING COMMITTEE RECOMMENDATIONS/TASK FORCE DISCUSSION

Chairman Turnbull divided the recommendations into the following categories for ease of consideration: Promotion and Education (recommendations 6, 7, 8, 9, 18, 21); Lease/Agreement (3, 4, 5, 13,); University Policies (recommendations 1, 2, 10, 11, 12); City Policy/By-laws and Enforcement (recommendations 14, 15, 16, 17, 20); On-going Committee (recommendation 19). See Appendix A to the minutes.

No questions or concerns were expressed regarding the Promotion and Education package of recommendations.

With respect to the Lease package of the recommendations, B. Turnbull indicated that the words "Legal Aid" in recommendation 4 should read 'Waterloo Region Community Legal Services". D. Roughley understood that the draft lease had already been reviewed by this group. M. Erickson explained that the lease is presently under review by that agency and should be available in final form in time for the September Council meeting. D. Roughley suggested that recommendation 4 should state that the Task Force support the lease provided by Waterloo Region Community Legal Services for use as a standard agreement. A. Telegdi supported that approach but stated that student rental advisors were capable of drafting the necessary document.

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4. STEERING COMMITTEE RECOMMENDATIONS/TASK FORCE DISCUSSION

B. Turnbull asked J. Jutzi if apartment managers had considered the lease issue. Mr. Jutzi stated that he doubts the ability to force the use of such a document. However as a document which spells out the terms of reference or rental responsibilities, it may prove to be of use. M. Erickson agreed that it would effectively establish the ground rules.

Regarding the University Policy recommendations package, S. Brown asked if increasing new housing includes new building and acquisition of existing housing. The Task Force concluded that it did not preclude acquisition of existing housing but the intent is to increase the supply of new housing for students through new building. B. Turnbull noted that in recommendation 12 "Sub-Committee A" should be deleted and replaced with "The Task Force".

With respect to City policy matters, S. Forrest asked what specific aspects of zoning will be enforced. T. Slomke explained that all aspects of zoning are enforced on a complaint basis with the exception of licensed lodging houses. He suggested the wording in recommendation 16 be changed by dropping the word "consider". The Task Force agreed.

A member of the audience asked if City grants would be available to private interests. He noted that even University supplied student housing is running deficts and some incentive is necessary. A. Telegdi explained that University Housing breaks even and that the Province already provides incentives for the private sector. The grant recommendation is not intended for the private sector. J. Jutzi indicated that the Waterloo Regional Apartment Management Association opposes the concept of a grant. He recommended that the Task Force lobby the province to remove rent controls. K. Morrison also indicated his opposition to grants. A. Telegdi stated that a rental housing crisis exists and solutions beyond the market place must be employed to resolve it. D. Roughley indicated that the Apartment Management Association has put the City on notice regarding its concern and may make representation to City Council when the recommendations are considered. B. Thompson and S. Forrest spoke in favour of the grant concept as a legitimate municipal action to relieve the student housing pressures from existing neighbourhoods. T. Slomke stressed the use of the word "consider" in the grant recommendation. Responding to the Social Planning Council Representative, B. Turnbull speculated that any City grant would be small in comparison to senior level government dollars.

In reference to recommendation 20, B. Turnbull explained that no concensus could be reached on the zoning question and mediation was proposed as an alternative. S. Forrest again raised the implications of systematically enforcing the 5 person occupancy zoning regulation and requested that its enforcement be delayed or waived temporarily.

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4. STEERING COMMITTEE RECOMMENDATIONS/TASK FORCE DISCUSSION

T. Slomke replied that the zoning has been in place since 1959. B. Thompson stated that students see the systematic enforcement through licensing as changing the rule of the game.

S. Brown asked if the housing study can determine the number of illegal homes. M. Belanger stated that the only data pertains to WLU. However, he guessed it would represent a relatively small number. S. Brown asked how the mediation process would work.
Several opinions were expressed in this regard. B. Turnbull indicated that mediation would involve an objective party acting as a go-between, between the conflicting parties, searching for points of compromise. If no agreement is reached, the mediator would report that conclusion to Council who would then have to determine what further action would be taken.

D. Roughley suggested that the word "mediation" be dropped in favour of "a process to involve students, Universities, Taxpayers". D. Schnarr asked if a planning consultant should be hired to examine the zoning process in a manner similar to the Central Residential District Study. B. Turnbull did not believe that process would work in this case since no consensus exists on most issues. M. Erickson proposed that recommendation be forwarded to Council as written.

S. Forrest again requested that the 5 person by-law be delayed. Some debate ensued as to how thoroughly this issue had been considered by Sub-Committee A. A. Telegdi noted mention of this issue in the Sub-Committee A report. M. Erickson suggested that this issue be a high priority item for the on-going committee discussed in recommendation 19.

Discussion on recommendation 19 focussed on equal representation on the on-going committee. K. Morrison claimed that landlords had been underrepresented on the Task Force and that the on-going committee must be represented on an equal basis of the groups involved.

5. TASK FORCE ACTION

. Recommendations 6, 7, 8, 9, 18, 21 - Promotion and Education
  - Approved unanimously.

. Recommendations 3, 4, 5, 13 - Lease Agreement
  Recommendation 4 was amended to delete the words "Legal Aid" and in their place add "Waterloo Region Community Legal Service".
  Recommendation 4 was further amended to read "That the Task Force support the use of a standard lease or rental agreement prepared by Waterloo Region Community Legal Services for use by tenants or landlords, rental accommodation where a written contract is not currently available".
  Recommendations 3, 5, 13 - Approved unanimously
  Recommendation 4 as amended: 15 voting in favour; 1 opposed

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5. TASK FORCE ACTION - Continued.

. Recommendations 1, 2, 10, 11, 12 University Policies
  Recommendation 12 was amended to delete the Words "Sub-Committee A" and in their place add "The Task Force".
  - Approved unanimously as amended

. Recommendations 14, 15, 16, 17, 20 City Policy/By-Laws and Enforcement
  Recommendation 15 was amended to delete the words "consider releasing" and in their place add "release".
  Recommendations 14, 15, 16 approved unanimously as amended.
  Recommendation 17 : 14 voting in favour; 2 opposed
  Recommendation 20 : 12 voting in favour; 4 opposed

. Recommendation 19 On-going Committee
  - Approved unanimously

6. CHAIRMAN'S CLOSING REMARKS

B. Turnbull announced that the Task Force recommendations will be presented to Council on September 8, 1986 for their consideration. He believes the Task Force process has caused the Universities to place housing higher on their list of priorities as evidenced by recent efforts to produce more units and has increased communication between various interested groups. In this regard A. Telegdi applauded Waterloo Co-operative Residence Inc., for their work in producing additional units without seeking direct municipal assistance. The Task Force concurred.

NOTICE: PRESENTATION OF RECOMMENDATIONS TO CITY COUNCIL
MONDAY, SEPTEMBER 8, 1986, 7:30 p.m.
COUNCIL CHAMBERS, 5th FLOOR MARSLAND CENTRE
20 Erb St. W., Waterloo, Ontario

STUDENT HOUSING TASK FORCE

SUMMARY OF STEERING COMMITTEE RECOMMENDATIONS

1. That the Task Force set aside the idea of central housing bureau at this time.

2. That the Task Force at the conclusion of an investigation of legal liability encourage the creation of an information link between the City and the Universities to facilitate the transfer of mutually useful data on off-campus housing.

3. That the Task Force encourage the use of a lease or rental agreement in all contractual rental agreements.

4. That the Task Force approach Legal Aid to produce a standard lease or rental agreement that could be used by tenants or landlords, in any rental accommodation where a written contract is not currently available.

5. That the Task Force encourage the City through it's proposed licensing operation and the Universities through their Housing offices, to promote and make available this standard lease or rental agreement.

6. That the two Universities work more closely on the production of literature for both students and landlords, to avoid duplication and increase awareness.

7. That the City in combination with the Universities attempt to provide the average landlord/homeowner with better literature and information regarding student rental accommodation.

8. That the City and the Universities co-operate in arranging an open house type meeting to meet homeowners/landlords as well as provide information and exchange ideas.

9. That the City sponsor a contest in which outstanding homeowners/landlords and tenants would be recognized on an annual basis.

10. That the Task Force formally recommend to the University administrations, that the matter of altering admissions policies to even out the demand for accommodation throughout the year be given consideration in future University academic planning.

11. That the two Universities adopt as a corporate goal, the provision of student housing and in co-operation with the City of Waterloo take action to increase the provision student housing, either on or off campus.

12. To more accurately identify the realities of student housing supply and demand, Sub-Committee A supports the creation of housing standing committees at both universities to collect data on an ongoing basis and in co-operation with the City of Waterloo, monitor shifts and trends in student housing and suggest programs of action to resolve issues as they arise.

13. That the City of Waterloo urge landlords applying for lodging house licenses to assign and explain in agreements/leases or other documents, specific responsibilities for matters such as yard maintenance and snow shovelling and further that such documents outline the location and numbers of legal parking spaces to improve the compliance of lodging houses with existing regulations.

14. That the City of Waterloo consider enforcing aspects of the zoning by-law (primarily parking related issues) under the Provincial Offences Act (enabling tickets to be issued by City officials) in an effort to increase effectiveness of enforcement.

15. That incidents of police indifference to obvious parking violations be reported to the Chief of Police for internal review.

16. That the City of Waterloo consider releasing information regarding violations with respect to the Fire Code, zoning by-law and property standards by-law to affected persons which shall include property owners and/or their representatives, tenants/boarders if any and prospective purchasers and/or their representatives.

17. That the City of Waterloo consider providing a grant to defray certain costs associated with the construction of university sponsored student housing, including student co-operative forms, conditional upon the financial involvement of the respective University and senior levels of government.

18. That information regarding relevant housing programs be distributed as part of any promotional/educational packages developed as a result of the Student Housing Task Force.

19. That an ongoing committee be formed of representative groups to continue considering outstanding issues resulting from the Student Housing Task Force.

20. That the City of Waterloo initiate a mediation process to address the oustanding zoning issues related to the Student Housing Task Force.

21. That the City of Waterloo in co-operation with other groups represented on the Task Force become involved in a promotional and educational campaign to include housing program information, the numbers of boarders permitted subject to no municipal regulation and information related to changes in the enforcement of the noise by-law.

COUNCIL APPROVED PLANNING REPORT NO. PR 86-121

RE: Student Housing Task Force

ON: FEB 2/87

b) Mr. Pat McMahon, P.R. 86-121 - Re: Student Housing Task Force

Mr. Pat McMahon, President of the Uptown Residents Association was present to advise Council of his Association's views in regards to the final recommendations of the Student Housing Task Force. Mr. McMahon suggested that the final recommendation of the Task Force should proceed and that the City of Waterloo provide grants to defray certain costs associated with the construction of University sponsored student housing.

Alderman Shortreed declared a conflict of interest in regards to Recommendation No. D4. as he is employed by the University of Waterloo and as such refrained from the discussion and voting and left the meeting.

Moved by Mayor Carroll:

"That P.R. 86-121 be approved and that

1. That Council support the recommendations of the Student Housing Task Force except for Recommendations A4 and D4.

2. That Council not endorse recommendations B2 and B3 as written, but support the idea that there be a written rental agreement between landlords and tenants.

3. That Council approve Appendix 'B' "Summary of Municipal Activities" as an Action Plan to be administered by the Planning Department.

4. That Consultants be used to conduct a study to address outstanding zoning issues at an estimated cost of $30,000.

5. That Council establish an ongoing Student Housing Committee to be chaired by the representative of the Planning Department and consisting of 2 representatives from the University Housing Offices, 2 representatives from the student organizations, 2 resident representatives and 2 landlord representatives.

Further:

1. That a total of 2 political representatives be included in the structure of the ongoing Committee and that the Committee's terms of reference be broadened to facilitate the continuation of discussion on issues related to student housing.

2. That the Planning Study recommended in the Staff response to the Task Force be deferred until such time as outstanding legal proceedings relating to zoning occupancy enforcement are resolved."

Recommendation D4 was voted on separately in view of Alderman Shortreed's conflict.

5 Voting in Favour
3 Voting in Opposition with the Chairman
Voting in Opposition

Motion Carried

CITY OF WATERLOO

Planning Report

File PS-85-7 P. R. 86-121

Subject: Student Housing Task Force

INTRODUCTION

Council on September 8, 1986 received the Final Recommendations of the Student Housing Task Force and referred the recommendations to the Technical Co-ordinating Committee. The final recommendations are attached as Appendix 'A'.

Council endorsed Recommendation C.4, "that the two Universities adopt as a corporate goal, the provision of student housing and in co-operation with the City of Waterloo take action to increase the provision of student housing, either on or off campus". Council's endorsation of this recommendation served to support presentations made by the University of Waterloo to the Ministry of Housing regarding provincial assistance for Student Housing construction. University negotiations with the Minister lead to the announcement of a $1 million zero-interest loan to the University for the development of an on-campus project to accommodate up to 400 students.

The Final Recommendations include 21 different recommendations subdivided into 5 categories:

A. Promotion and Education
B. Lease/Agreement
C. University Policies
D. City Policy/By-laws Enforcement
E. On-going Committee

This report will discuss the recommendations and where appropriate suggest an action plan for the implementation of the recommendation.

DISCUSSION

A. Promotion and Education

1. "That the two Universities work more closely on the production of literature for both students and landlords, to avoid duplication and increase awareness".

   We concur. The housing offices and student organizations from both Universities should meet to co-ordinate their activities on an on-going basis.

2. That the City in combination with the Universities attempt to provide the average landlord/homeowner with better literature and information regarding student rental accommodation.

   We concur. City Staff will prepare an information package as part of the Lodging House Licensing Program. It is our hope that the University groups will incorporate all or some of the information package into their own publications.

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DISCUSSION - Continued

A. Promotion and Education

3. That the City and the Universities co-operate in arranging an open house type meeting to meet homeowners/landlords as well as provide information and exchange ideas.

   We concur that such meetings should be held but the primary responsibility in arranging the open houses should rest with the University housing offices. City staff could assist and participate at such events.

4. That the City sponsor a contest in which outstanding homeowners/landlords and tenants would be recognized on an annual basis.

   The recognition of outstanding homeowners/landlords and tenants is lauded and supported however the event should be sponsored by the University housing offices or student organizations. City staff could co-operate similar to the way in which the Uptown Residents Association honour those who have improved their property.

5. That information regarding relevant housing programs be distributed as part of any promotional/educational packages developed as a result of the Student Housing Task Force.

   We concur. It would be the responsibility of City staff to update the information on relevant housing programs and advise the University Housing offices.

6. That the City of Waterloo in co-operation with other groups represented on the Task Force become involved in a promotional and educational campaign to include housing program information, the numbers of boarders permitted subject to no municipal regulation and information related to changes in the enforcement of the noise by-law.

   We concur. An information package and advertising program has been established as part of the Lodging House Licensing Program. This program should be enhanced and continued. An annual program should be established to advise subsequent student populations.

B. LEASE/AGREEMENT

1. That the Task Force encourage the use of a lease or rental agreement in all contractual rental agreemments.

   We concur. The University housing publications should emphasize the need for a written agreement between landlords and lodgers for the protection of each party.

2. That the Task Force support the use of a standard lease or rental agreement prepared by Waterloo Region Community Legal Services for use by tenants or landlords, in any rental accommodation where a written contract is not currently available.

   We support the idea of establishing a standard lease or rental agreement but advise that Council should not endorse any particular version of a standard agreement.

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B. LEASE/AGREEMENT - Continued

2. Municipal staff have no particular expertise in the area of Landlord and Tenant relations and would, for liability reasons, not wish to endorse a particular version of a standard agreement which might favour one party over another.

   The preparation of any standard agreement should be a co-operative venture between the University housing offices, student organizations and landlord groups.

3. That the Task Force encourage the City through the proposed licensing operation and the Universities through their housing offices, to promote and make available this standard lease or rental agreement.

   The University housing offices should promote and make available any standard lease or rental agreement. The City cannot and should not require that a certain form of an agreement be used by landlords and lodgers as a requirement of a License.

4. That the City of Waterloo urge landlords applying for lodging house licenses to assign and explain in agreements/leases or other documents, specific responsibilities for matters such as yard maintenance and snow shovelling and further that such documents outline the location and numbers of legal parking spaces to improve the compliance of lodging house with existing regulations.

   We concur. With regard to parking and other regulations, applicants for Lodging House Licenses are given information and advice. Applicants would be advised to inform their tenants as to the location of legal parking areas and the requirements of the City. The information package should be expanded to discuss matters such as yard maintenance and snow removal.

C. UNIVERSITY POLICIES

1. That the Task Force set aside the idea of central housing bureau at this time.

   We concur. The concept of a central housing bureau was discussed at length and it was determined that it would be difficult to organize, fund and staff such an organization, and that the services which could be offered by the organization could be supplied through the expansion of services currently offered at the Universities through their housing offices.

2. That the Task Force at the conclusion of an investigation of legal liability encourage the creation of an information link between the City and the Universities to facilitate the transfer of mutually useful data on off-campus housing.

   We concur. The City will make the list of Licensed Lodging Houses available to the University housing offices, student organizations and the public. The sharing of any additional information can be considered in the future.

3. That the Task Force formally recommend to the University administrations, that the matter of altering admissions policies to even out the demand for accommodation throughout the year be given consideration in future University academic planning.

   We concur.

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C. UNIVERSITY POLICIES - Continued

4. That the two Universities adopt as a corporate goal, the provision of the student housing in co-operation with the City of Waterloo take action to increase the provision student housing, either on or off campus.

   Council endorsed this recommendation on September 8, 1986.

5. To more accurately identify the realities of student housing supply and demand, the Task Force supports the creation of housing standing committees at both universities to collect data on an ongoing basis and in co-operation with the City of Waterloo, monitor shifts and trends in student housing and suggest programs of action to resolve issues as they arise.

   We concur.

D. CITY POLICY/BY-LAWS AND ENFORCEMENT

1. That the City of Waterloo consider enforcing aspects of the zoning by-law (primarily parking related issues) under the Provincial Offences Act (enabling tickets to be issued by City officials) in an effort to increase effectiveness of enforcement.

   We concur. Staff should be directed to discuss with the City Solicitor the issue of enforcing aspects of the zoning by-law under the Provincial Offenses Act.

2. That incidents of police indifference to obvious parking violations be reported to the Chief of Police for internal review.

   We concur, however, the incidents should be documented before being reported to the Chief of Police. It is recognized that parking has a low priority with the Police Department however it is major irritant to the neighbourhood. Staff should consider other means of enforcing parking regulations within neighbourhoods with a high proportion of lodging houses.

3. That the City of Waterloo release information regarding violations with respect to the fire code, zoning by-law and property standards by-law to affected persons which shall include property owners and/or their representatives, tenants/boarders if any and prospective purchasers and/or their representatives.

   We concur. This policy was approved by Council as part of the Lodging House Licensing Program and is currently in effect.

4. That the City of Waterloo consider providing a grant to defray certain costs associated with the construction of university sponsored student housing, including student co-operative forms, conditional upon the financial involvement of the respective University and senior levels of government.

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D. CITY POLICY/BY-LAWS AND ENFORCEMENT

Recommendations of the Task Force point to the need for additional on-campus housing. The proponents of a project on the north campus of the University of Waterloo have stated that projected revenues are insufficient to cover costs without outside financial assistance. The proponents have sought that assistance from the University and the Province, and further, through the Task Force have suggested a municipal contribution.

It is the intention of the recommendation that a municipal contribution would attract contributions from the Province and University. The proponents of the project have secured a $1 million interest free loan from the Province and a commitment from the University to absorb some risk of interest rate changes.

A primary motivation for the recommendation that the municipality contribute to the project stems from the normal municipal requirement that an impost fee be paid prior to the issuance of a Building Permit. The original proposal by the project proponent suggested that the City waive the impost fees. This suggestion was examined and it was determined that, from a municipal perspective that it would be unwise to waive the impost fee, however, if a contribution was to be made, that it be done by way of a grant. The amount of the grant may be influenced by the amount of the impost fee. It must be noted however that a grant would have a more direct impact on the tax rate than would a waiver of impost fees.

The enabling legislation for impost fees is found in the Municipal Act and such legislation does prescribe situations where the impost fees may not be charged. The facts of the proposal are not so clear as to determine at this point whether or not the impost fees are collectable. Any consideration of a grant should occur only if it has been determined that impost fees are collectable. If impost fees are not collectable then the loss of the revenue should constitute the municipal contribution.

The landlord members of the Student Housing Task Force Working Committee opposed the consideration of the grant because they view the grant as coming from their tax payments as a subsidy to their competition. Others pointed out that some landlords receive subsidies through housing programs such as Convert-to-Rent and through senior level government tax breaks and/or deferrals. Municipal Officials are concerned that the expenditure would compete with other municipal projects for scarce tax dollars.

Residents on the Student Housing Task Force were supportive of allowing their tax contributions being used as a grant primarily because they saw that the additional student accommodation would relieve some of the pressures for the conversion of homes to lodging houses. It must be kept in mind that the demand for student accommodation exceeds the supply that is convenient to the two Universities. As a result, many students must seek accommodation in locations which are distant from the Universities. Additional on-campus housing will satisfy some demand and will accommodate students in preferable locations, but in our opinion will not relieve the pressures to convert homes close to the University to lodging houses. The impact of the additional accommodation will be felt at those locations which are distant from the Universities.

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D. CITY POLICY/BY-LAWS AND ENFORCEMENT - continued

At the public meeting one member of the public asked if the grant would be available to other providers of student accommodation. The recommendation specifically refers to university sponsored student housing, including student co-operatives and was not intended to apply to private market developers. Wilfrid Laurier University recently constructed a 145 bed facility and did not request any municipal assistance - but impost fees were not collected. The Waterloo Co-operative Residence Inc. have proposed a 94 unit apartment project on Phillip Street and have not requested any municipal assistance. The recommendation if approved would apply to this project provided there is financial involvement by the University and senior levels of government. The nature of the financial involvement required is not stated.

The Technical Co-ordinating Committee is not supportive of the recommendation based on the opinion that the City now indirectly subsidizes the University. This view is justified on the basis that the grant in lieu of taxes (ie. $50.00 per full time student) has not changed since 1971 and represents approximately 17% of what the assessment would be if the University properties were taxable. This is illustrated in Appendix 'C' of this report. Further, the TCC notes that any grant would have a direct impact on the tax rate and could not be taken from The Impost Reserve Fund. The City would still have servicing costs before the development can proceed.

In the event that Council wishes to approve the recommendation of the Task Force and give favourable consideration for a grant for student housing, staff have developed some guidelines which could assist in determining the circumstances where a grant could be considered.

We have difficulty with the requirement that any grant would be conditional upon the financial involvement of the University or senior levels of government. Nevertheless Council should be aware of the proponents efforts to secure assistance from the University and senior levels of government. Council could decide that any contribution be conditional upon other grants or could grant assistance independent of other contribution. Further, if a municipal grant was considered to be automatic, we believe that there would be an automatic increase in the cost of the land. We would suggest that any consideration of a grant should be made only where the proponent demonstrates that the project is not viable without such assistance.

If Council wishes to approve the recommendation of the Task Force, we suggest the following policy:

"that Council will consider providing a grant towards a project to accommodate students where:

1) the project is liable for impost charges or development levies;

2) the owner of the project is a non-profit corporation chartered to provide housing to students;

3) the owners can successfully demonstrate that the viability of the project is dependent upon the municipal grant;

4) that prior to Council's consideration, the proponents advise on their efforts to secure assistance from the University and senior levels of government;

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D. CITY POLICY/BY-LAWS AND ENFORCEMENT - continued

5) that Council is satisfied that the project is desirable for the students and the community;

6) that the maximum amount of the grant is not to exceed the amount of any impost charge or development levy.

7) that Council give consideration to the impact of the grant on the tax rate.

5. That the City of Waterloo initiate a mediation process to address the outstanding zoning issues related to the Student Housing Task Force.

The Task Force could not resolve the issue of whether there should be Zoning By-law amendments in the area around the two Universities, however there was some consensus that further study of the issues should occur. Some resident members of the Task Force would prefer that no zoning amendments be considered because they are satisfied with the status quo and urged that the current rules be stringently enforced. Because of the divergent views of the two communities (the students and the residents) it was suggested that a mediation process be undertaken to resolve the issue. There is confusion as to what mediation process means however there is consensus that some type of mediation should occur.

We support a review of the zoning issues. The Zoning on some lands near the University has not changed since 1959, when the University of Waterloo was only two years old. There would be greater faith in the Zoning By-law if a review of zoning in the area was undertaken and any recommended changes were made to the By-law. This could be achieved either through a normal planning study, or a study which utilizes a form of mediation.

Mediation is a technique which may be used in the dispute resolution process which would assist the City in reaching out to the community to secure agreement from as many groups as possible. Use of mediation is new in the planning field but there are a growing number of examples where mediation has resulted in the resolution of environmental conflicts.

Mediation would involve the use of an outside objective party to act as a mediator. The mediator would:

1) conduct background research to gain an understanding of the issues;

2) hold orientation sessions with the participants to explain the process;

3) conduct fact finding exercises to confirm the interests and positions of the parties;

4) hold group and individual meetings with parties to establish common ground, delineate differences, develop and consider alternatives and define opportunities for agreement;

5) conduct negotiation sessions to test and combine alternatives for agreement, prepare final agreement and develop monitoring procedures;

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D. CITY POLICY/BY-LAWS AND ENFORCEMENT - continued

6) develop alternate solutions for presentations to Council where parties are unable to agree;

7) document the process in a final report and make presentations to Council.

We have discussed this process with one firm of professional mediators who have confirmed that the mediation process would be very useful in dealing with the zoning issue and have estimated the cost for their participation would be $18,800.

The use of mediation has been discussed at the Technical Co-ordinating Committee and there was a concern that the process relegates the role of Council to being one party in the mediation process as opposed to being the final decision maker. The Committee would be more comfortable with a traditional planning study providing recommendations to Council.

A traditional planning study would:

1. inventory existing land use, building condition and property ownership;

2. review with interested parties, what the community goals and objectives for the study area should be;

3. develop alternate plans for the study area;

4. evaluate the alternatives to determine how they implement the goals and objectives;

5. recommend a preferred plan from the alternatives.

Mediation techniques could be employed in stage 2 of a planning study "review with interested parties, what the community goals and objectives for the study area should be".

We have estimated that the cost of conducting a planning study with a minimal use of mediation techniques would cost $30,000, if carried out by consultants and would take about 6 months.

As an alternative Planning Staff could conduct the study with the assistance of contract personnel at an annual cost of $25,000 but the study would take approximately one year to complete. We recommend the use of consultants to undertake a planning study to address the zoning issues.

E. ON-GOING COMMITTEE

1. That an ongoing committee be formed of representative groups to continue considering outstanding issues resulting from the Student Housing Task Force.

We concur. We suggest that the on-going committee consist of the following:

2 representatives from University Housing Offices
2 representatives from Student Organizations
2 resident representatives
2 representatives of landlord interest
1 representative from Planning Department

E. ON-GOING COMMITTEE

The Committee's responsibility would be to discuss issues and monitor/carry forward the implementation of the Task Force recommendations and not to make or recommend policy, therefore we do not see the need for political representation on the Committee. The Committee could be chaired by any representative however there are benefits of having the Planning Department representative chair the committee.

SUMMARY

Staff are in support of the recommendations of the Task Force with the exemption of the following:

Recommendation A4 - City Sponsorship of a Contest for homeowner/landlords and tenants;
Recommendation B2-B3 - City endorsation of a certain version of a standard rental agreement;
Recommendation D4 - City grant to student housing projects.

A summary of municipal actions forms Appendix 'B' to this report and could form an Action Plan. This Action Plan will involve many municipal departments, however to ensure that the efforts are co-ordinated, it is recommended that responsibility for the administration of the Action Plan be assigned to the Planning Department.

RECOMMENDATION

1. That Council support the recommendations of the Student Housing Task Force except for A4 and D4.

2. That Council not endorse recommendations B2 and B3 as written, but support the idea that there be a written rental agreement between landlords and tenants.

3. That Council approve Appendix 'B' "Summary of Municipal Activities" as an Action Plan to be administered by the Planning Department.

4. That Consultants be used to conduct a study to address outstanding zoning issues at an estimated cost of $30,000.

5. That Council establish an ongoing Student Housing Committee to be chaired by the representative of the Planning Department and consisting of 2 representatives from the University Housing Offices, 2 representatives from the student organizations, 2 residents representatives and 2 landlord representatives.

Submitted by:

Rob Deyman, M.C.I.P., M.C.P.
Policy Planner

Tom Slamke, M.C.I.P.
Director of Planning

APPENDIX 'B'

SUMMARY OF MUNICIPAL ACTIONS

- Prepare information package for Lodging House Licensing program and forward to University housing offices. Updates and amendments would be provided on an on-going basis.

- Assist and attend open houses sponsored by University housing offices.

- Assist and co-operate with University Housing offices or student organizations with the implementation of outstanding homeowner/landlord award.

- Update on an on-going basis information regarding relevant housing programs and advise University Housing Offices.

- Continue advertising under Lodging House Licensing Program and expand to add Zoning information, noise and parking regulations and develop an annual advertising program.

- Discuss matters such as yard maintenance and snow removal in the information package for the Lodging House Licensing Program.

- Consider the issues of a shared property information system with the Universities.

- Assist the University Housing Standing Committees in the monitoring of trends related to Student Housing based on their collection and analysis on student housing and student population data.

- Direct staff to discuss with the City Solicitor, the issue of enforcing aspects of the Zoning By-law under the Provincial Offences Act.

- Discuss with the Chief of Police their apparent indifference to parking violations after documented evidence has been gathered.

- Direct staff to examine other means of enforcing parking regulations in neighbourhoods with a high proportion of lodging houses.

- Approval of a policy outlining the criteria for considering a grant for student housing purposes.

- Initiation of a study to resolve outstanding zoning issues.

- Establish an on-going Student Housing Committee.

APPENDIX 'A'

City of Waterloo

LODGING HOUSING LICENSING BY-LAW

Information Package

Council, in 1986, approved By-law No. 86-121, which requires that lodging house operators obtain an annual license from the City of Waterloo. The Goals of the lodging house licensing program are to:

- promote the provision of safer and more comfortable lodging houses;
- accommodate increased enforcement of regulations pertaining to safety, health, property maintenance and zoning;
- allow for the universities to recommend and for owners to prove that they are offering approved housing;
- protect the neighbourhood from some of the unfavourable impacts of lodging houses;
- ensure communications between various civic government agencies and educational institutions;
- assist in the monitoring of the supply of accommodation for lodgers.

WHO NEEDS A LICENSE

If four or more lodgers or unrelated persons are living together in a dwelling unit, a license is required. There are two classes of license.

A Class One license is required if a family takes in four or more lodgers or if six or more unrelated persons live together in the dwelling unit. A Class One license can only be issued for properties within the following zoning categories: GR, GR2, GR3, GR4, MR, GB, MD2.

A Class Two license would be required where there are four or five unrelated persons living in a dwelling unit. This is permitted in any zone that permits residential uses. The dwelling unit may be a single detached home, one half of a semi-detached home, a townhouse unit, one unit within a triplex or duplex or a converted house. A dwelling unit within an Apartment Building having four or more units need not be licensed.

No. of Lodgers	Requirement	Zoning Requirement
1-3	No License Required	Allowed any Zone
4-5 without family	Class 2 License	Allowed any Zone
4-5 with family	Class 1 License	GR, GR2, GR3, GR4, MR, GB, MD2
6 or more	Class 1 License	GR, GR2, GR3, GR4, MR, GB, MD2

/...2

LODGING HOUSING LICENSING PROGRAM

Introductory Statement

Council, in 1969, approved By-law No. 69-121, which requires that lodging house operators obtain an annual license from the City of Waterloo. The goals of the lodging house licensing program are to:

- promote the provision of safer and more comfortable lodging houses;

- accommodate increased enforcement of regulations pertaining to safety, health, property maintenance and zoning;

- allow for the universities to recommend use for owners to prove that they are offering approved housing;

- protect the neighbourhood from some of the unfavourable impacts of lodging houses;

- ensure communications between various civic government agencies and educational institutions;

- assist in the monitoring of the supply of accommodation for students.

Who Must Have a License

If four or more lodgers or unrelated persons are living together in a dwelling unit, a license is required. There are two classes of licenses.

A Class One license is required if a family takes in four or more lodgers or if six or more unrelated persons live together in one dwelling unit. A Class One license can only be issued for properties within the following zoning categories: C2, C3, C4, C5, C6, M, G2, MU2.

A Class Two license would be required where there are four or five unrelated persons living in a dwelling unit. This is permitted in any zone that permits residential uses. The dwelling unit may be a single detached home, one half of a semi-detached home, a townhouse unit, one unit within a triplex or duplex or a converted house. A dwelling unit within an apartment building having four or more units need not be licensed.

No. of Lodgers	Requirement	Zoning Requirement
1-3	No License Required	Allowed any Zone
4-5 without family	Class 2 License	Allowed any Zone
4-5 with family	Class 1 License	C2, C3, C4, C5, C6, M, G2, MU2
6 or more	Class 1 License	C2, C3, C4, C5, C6, M, G2, MU2

REQUIREMENTS FOR A LICENSE

The By-law requires that before a license is granted the property must conform to the following:

1. City of Waterloo Zoning By-law
2. Exterior Provisions of the Property Standards By-law
3. Ontario Fire Code

A license may be revoked if the property fails to conform to the above noted requirements.

The operator is required to post the license inside the main entrance of the lodging house and the license will indicate the maximum number of lodgers permissible within the house.

The Student Housing Offices (U of W and W.L.U.) are provided by the City with a monthly computerized status reporting on all properties where application for a Lodging House License has taken place. Reference may be made at the Student Housing Offices to determine if a property owner has made application for a license.

WHERE DOES ONE APPLY

Application Forms are available at the Service Counter in the Finance Department at City Hall. An annual fee of $50.00 is charged when application for a license or a license renewal is made. This fee represents approximately one half of the municipal costs to operate the program.

BENEFITS OF A LICENSE

First, it is against the law to operate a lodging house without a license, and upon conviction, any person found in violation would be subject to a fine of up to $2,000.

Second, the license is evidence to the lodgers that the operator complies with the relevant municipal by-laws and this will provide security and peace of mind to the operator and to the lodgers.

Third, only licensed lodging houses will be included on the housing lists provided by the Housing Offices of the two Universities.

ZONING BY-LAW REQUIREMENTS

CLASS ONE LICENSE

A Class One License is required if a family takes in four lodgers or six or more unrelated persons live together in a dwelling unit.

A Class One license may be permitted within the following zoning categories: GR, GR2, GR3, GR4, MR, GB, MD2.

There must be 15 square metres of floor area for each person.

.../3

ZONING BY-LAW REQUIREMENTS - Continued

Where the family takes in four or more lodgers there must be one parking space for the family, plus one parking for every two lodgers. Where there are six or more unrelated persons living together, there must be one parking space for every two lodgers. If one half of a parking space is required, the requirement shall be rounded up to the next whole number. It is acceptable to have tandem parking (one parking space behind another) but all parking spaces must be located behind the building setback line (usually 7.5 metres from the sidewalk.

CLASS TWO LICENSE

A Class Two license is required if four or five unrelated persons live together in a dwelling unit. This is permitted in every zone that permits residential uses. One parking space is required for each single detached unit or a dwelling unit in a semi-detached, duplex or triplex building. If the dwelling unit is within a townhouse building, the amount of parking required is determined by the zoning category that is applied to the site and may vary between 1.0 and 1.75 spaces per unit.

For more information, please contact the Zoning Clerk in the Building Department at City Hall, 886-1550, ext. 255.

ONTARIO FIRE CODE REQUIREMENTS

FOR LODGING HOUSES WITH 4 TO 10 LODGERS

1) Non-combustible ceilings in each floor level and the basement if it is used for a bedroom, recreation room, meeting room or hobby room.

2) All bedroom walls be drywall or plaster or non-combustible.

3) If sleeping in basement, two well-separated exits are required.

4) First and second floor levels -- 1 exit.

5) Above 2nd floor level -- 2 well separated exits.

6) Each floor level and basement shall have electric smoke alarms installed on the ceiling adjacement to "every" stairway, they must be on a separate circuit and interconnected disconnect switch between the overcurrent device and the detectors.

7) Each floor level and basement and kitchen shall have a 5 lb. ULC approved ABC type fire extinguisher.

8) Every exit and exit stairway shall be separated from the remainder of the building or from another exit by a 1/2 hour fire separation (5/8 inch dry wall).

9) Exit corridors to have a maximum flame-spread rating of 200 (ceiling and walls).

10) Approved electrical "exit signs" for each exit.

/...4

FOR LODGING HOUSES WITH 11 OR MORE LODGERS

1) Non-combustible ceilings in each floor level and the basement if it is used for a bedroom, recreation room, meeting room or hobby room.

2) All bedroom walls be drywall or plaster or non-combustible.

3) If sleeping in basement, two well-separated exits are required.

4) Every floor level shall have two well-separated exits.

5) Approved emergency lighting be installed in corridors and stairways.

6) ULC listed fire alarm and detection system be installed according to Standard "Can. 4 - S524-M86".

7) Each floor level and basement and shall have a 5 lb. ULC approved ABC type fire extinguisher.

8) Every exit and exit stairway shall be separated from the remainder of the building or from another exit by a 1/2 hour fire separation - (5/8 inch drywall).

9) Exit corridors to have a maximum flame-spread rating of 200 (ceiling and walls).

10) Approved electrical "exit signs" for each exit.

11) Single station alarm type electrical smoke detectors be installed in all corridors.

For further information, please contact the Fire Prevention Division of the Waterloo Fire Department, 216 Weber St. North, Waterloo, phone 884-2121.

PROPERTY STANDARDS BY-LAW REQUIREMENTS

The licensing by-law requires that the exterior of the building must comply with the Property Standards By-law.

This requires that:

1. Yards are maintained free from objects or conditions which might create nuisance or a health, fire or accident hazard.

2. Fences, walls, towers, antennae and signs shall be in a good state of repair.

3. Property shall be kept free of vermin.

/...5

PROPERTY STANDARDS BY-LAW REQUIREMENTS - Continued

4. Refuse shall be stored in containers and kept in a good sanitary state.

5. No unsafe conditions on the building or property.

6. All buildings and accessory buildings be in a good state of repair and free of any hazardous conditions.

The Property Standards By-law also regulates the conditions of the interior of the building and includes such regulations as the number of bathroom facilities and occupancy standards, however, these standards are enforced on a complaint basis. Copies of the Property Standards By-law are available at City Hall.

For more information, please contact the Property Standards Officer in the Building Department or phone 886-1550, ext. 208.

LODGER/LANDLORD RESPONSIBILITIES

It is important for lodgers and landlords to recognize that lodging houses are interspersed throughout single family residential neighbourhoods. It is important that the house be maintained to the community standard for matters such as yard and house maintenance and snow clearing. Parking should only occur in designated areas and not on grassed areas or overhanging the sidewalk.

Lodgers and landlords should negotiate between themselves as to who is responsible for yard maintenance and snow clearing. The landlord should provide the necessary equipment if lodgers are to be responsible for maintenance. If unsatisfactory maintenance occurs, the City may become more rigorous in laying charges under the Property Standards By-law, Snow Clearing By-law, Zoning By-law and the Highway Traffic Act.

Further lodgers must remember that they are living in areas with families, many of which have young children. The behavior of lodgers is important to the compatibility of the area. Please no loud parties or rowdy behaviour. Charges under the Noise By-law or under other legislation will be considered by the Police Department if complaints are received.

For more information contact your Ombudsman or Legal Resource Office.

Wilfrid Laurier	— 884-5330
Waterloo	CRO 885-0840 Ombudsman — Ext. 2402
City of Waterloo	— 886-1550
Community Legal Clinic	— 743-0254

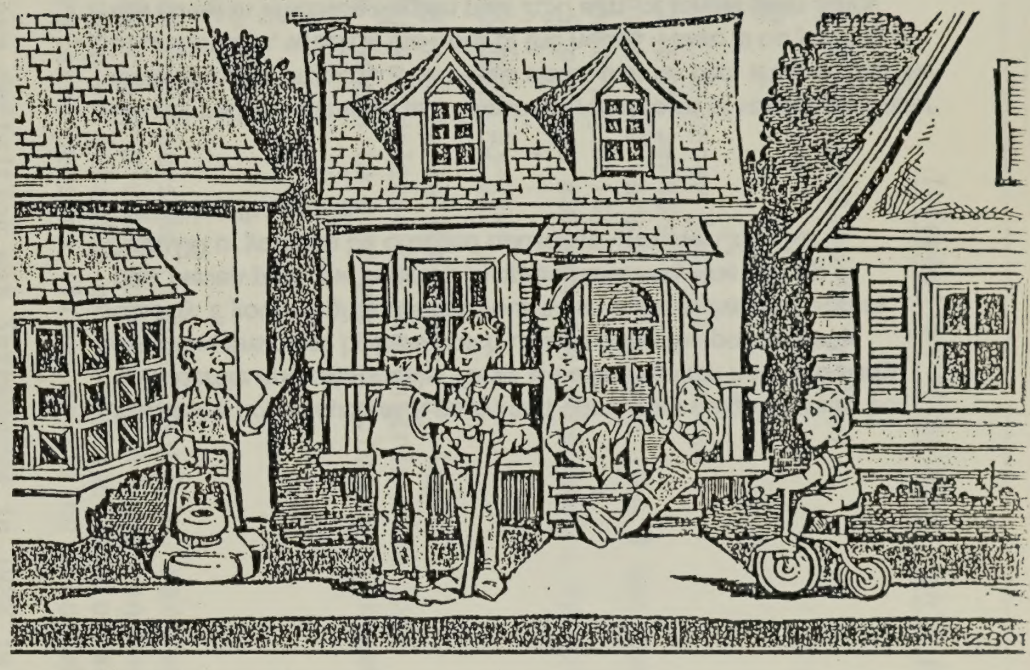
FEDERATION OF STUDENTS
UNIVERSITY OF WATERLOO

and

WILFRID LAURIER UNIVERSITY
STUDENTS' UNION

WLUSU

Living in



Waterloo Region

5.

Be a Good Neighbour!

Being a resident in a city involves a certain amount of responsibility and obligations. Many people are unnecessarily leery when students move in next door because of the way a small minority of students maintain their property. You can help create a good name for the students in this community just by using some basic common sense in the way you live. Not only will you be seen as a good neighbour, but you'll enjoy your accomodations more.

A lot of the basic things done to keep up a property have been incorporated into city by-laws. Examples of these follow .....

- Ensure that the lawn is cut. Take a look at your neighbour's lawns to help you decide when to cut yours ... maybe you can even strike up a deal with one of your neighbours to borrow his/her lawnmower. Landlords will often provide a lawnmower to their tenants.

- Keep the lawn and yard neat. Under the Property Standards Acts you or your landlord are responsible for the upkeep of your property, depending on your lease agreement. In the winter, it is your responsibility at least to keep the sidewalk clear in front of your house.

- Some people get a kick out of breaking or taking things. Just realize that if you harm anything on your neighbour's property, you could go to court for vandalism (not to mention theft) under the Criminal Code.

- If you as a student live in a dwelling with four or more occupants and it is a licensed lodging house, there should be a license posted in the front entry. It should state the number of occupants the house can accomodate. If this is not posted, there could be a fine of up to $2000.

- Excessive noise (such as a party) can upset your neighbours so be considerate and reasonable. There is no law against having a party, but there are noise by-laws which usually bring the police pretty quickly. If your nieghbours feel your noise is excessive and occurs past eleven p.m., the police, if in agreement, may fine you up to $500.00 or you can be charged under the Criminal Code for disturbing the peace.

- Do not park on the lawn as it is considered a form of vandalism under destruction of property. The by-law states that no cars shall exceed the boundary line, which is the front of the house. There is no parking on any street in Waterloo Region past 2:30 a.m. or longer than 3 hrs. unless otherwise posted. Police will ticket and/or tow your car.

- Any contravention of zoning (more than required number of occupants, parking on the front lawn) by-laws in Waterloo can result in a severe fine.

Information from Other Municipalities

Waterloo (more information to follow)

o "Family"

- definition under judicial review
- 5 unrelated persons; or
- any number of unrelated people plus 3 boarders living as a single housekeeping unit;
- over 5 persons automatically becomes a boarding house.

o "Lodging Home By-law"

- no definition in the zoning by-law
- definition related to the Ontario Fire Code
- which refers to 4 or more people living together

Guelph

o "Family"

- one or more persons related by blood, marriage, legal adoption or common law marriage plus 2 roomers or lodgers and not more than 4 foster children or a family of foster siblings of any size; or
- 4 unrelated persons living as a single housekeeping unit

The above definition was introduced in 1982 in "response to the North York court case".

The old definition of "family" was

- one or more individual related by blook, marriage, adoption plus 2 roomers or lodgers living together as a single housekeeping unit.

o "Lodging House"

- any dwelling or part thereof in which rooming units are let separately to 5 or more persons for their domestic use, or in the case of a resident family, 3 or more persons and in which bathroom and/or kitchen facilities are shared by the occupants of more than one rooming unit. A lodging house includes a boarding house, rooming house, guest home, tourist home, hostel, crisis care centre or rest home.

They are not a permitted use within the City except for a few that existed prior to 1977 when the Zoning By-law was adopted.

London

o "Family"

- definition only Council approved; it still has to be approved by the Ontario Municipal Board.
- any number of unrelated persons; or
- 4 unrelated persons living together as a single housekeeping unit

o "Lodging Home"

- a nursing home and any house or other building or portion thereof in which persons are harboured, received or lodged for hire, but does not include a hote, hospital, nursing home, home for the young or the aged, or institution, if the hotel, hospital, home of institution is licensed approved or supervised under any general or special Act other than The Municipal Act.
- 5 or more unrelated persons

These homes are automatically licensed.

Ottawa

o "Family"

- 1 or more persons related by blood, marriage or adoption plus 3 roomers, lodgers; or
- 5 unrelated persons plus 3 roomers/lodgers living as a single housekeeping unit.

o "Boarding House"

- boarding units provided to 4 or more lodgers for compensation and with meals

o "Boarding Unit"

- 1 or more rooms connected together as a separate independent unit including a washroom, but not a kitchen

o "Rooming House"

- rooming units provided to 4 or more roomers for compensation

o "Rooming Unit"

- 1 or more rooms connected together as a separate independent unit which may include a kitchen or bathroom within unit not both.

Kitchener

o "Family"

- 1 or more persons related by blood, marriage or adoption
- not more than 5 unrelated persons living together as a single housekeeping unit

o "Lodging Home or Rooming House"

- house or other building in which persons are harboured, received or lodged for hire
- starts at 6 persons
- unlimited number

CORPORATION OF THE

CITY OF KINGSTON

OFFICE OF THE

Director of Planning and Urban Renewal

PLANNING & DEVELOPMENT
LOCAL PLANNING BRANCH
CITY HALL
KINGSTON, ONTARIO
K7L 2Z3
(613) 546-4291

Received OCT 20 1987

File No.				
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	DEV.	JZG		
	E.A.U.D.			
	STAFF	#		
	CART.			
	ADMIN.			

October 8, 1987

Regional Municipality of
Hamilton-Wentworth
Planning Department
City Hall
71 Main Street West
HAMILTON, Ontario
L8N 3T4

ATTENTION: Joanne Hickey

Dear Ms. Hickey:

RE: Definition of Family, etc.

Attached you will find the information you requested by telephone yesterday with respect to definition of family in the City of Kingston's Zoning By-law. Also attached are the definitions for boarding house and rooming house (there is no lodging house category in the by-law).

As you will note from the definitions, both rooming and boarding houses are limited to pre 1977 buildings. They are also limited as a permitted use to the B zone of the City, which lies basically between the University and the Princess St. commercial zone. All residential zones do allow up to three boarders or lodgers as per the family definition.

There has been some pressure to deal with the so called "student ghetto" and the problems related to off campus student living and the changes these inevitably bring to neighbourhoods. The manner in which this is dealt with however is not so easily resolved. Informal suggestions to amend the definition of family by reducing the number of unrelated persons from five to three have been made. These however, have never been formalized.

Perhaps the most concrete municipal action in this regard has been a systematic inspection under the property standards by-law in these areas. This has resulted in some improvement to physical quality of buildings but doesn't address some of the problems which seem to stem from the contrast in living styles between students and the more permanent residents.

I'm not at all sure how useful this information will be, however, don't hesitate to call me if there is anything I can help you with.

Sincerely,

R.W. Morris,
Deputy Director of Planning

RWM:ep
enclosure

October 8, 1987

THE CORPORATION OF THE CITY OF KINGSTON
DEFINITIONS RE: BY-LAW 8499

Section 4.8

BOARDING HOUSE

Boarding House means a building or portion thereof in which rooms and meals are regularly provided for compensation to four or more persons other than the owner and members of his family, provided that this use is contained within a building erected on or before 1977 09 07. A Boarding House shall not include a group home.

Section 4.36

FAMILY

Family means:

(a) One person occupying a dwelling unit, or

(b) Two or more persons occupying a dwelling unit who are related by marriage, common law marriage, consanguinity or adoption, and may include:

i) one or more full time domestic servants,

ii) foster children placed with the family by the Children's Aid Society under the Child Welfare Act,

iii) not more than three related or unrelated persons whose status is that of paying lodgers or boarders who live with one person occupying a dwelling unit, or with two or more persons occupying a dwelling unit who are related by marriage, common law marriage, consanguinity or adoption.

(c) A group of not more than five unrelated persons occupying a dwelling unit.

Section 4.64

ROOMING HOUSE

Rooming House means a building or portion thereof in which rooms are regularly provided for compensation to four or more persons other than the owner and members of the owner's family, provided that this use is contained within a building erected on or before 1977 09 07. A Rooming House shall not include a multiple family dwelling, hotel or group home.

THE CONSTITUTION OF THE STATE OF [illegible]

ORDINANCE NO. [illegible]

[illegible]

[illegible]

Section 1. [illegible] a building or portion thereof to [illegible] and hearts are regularly provided for consumption on that or some premises other than the home and outside of the family, provided that this use is conducted within a building erected on or before [illegible], in having brick walls and includes a grill room.

[illegible]

[illegible]

[illegible]

(a) The person occupying a dwelling unit, or

(b) [illegible] a dwelling unit and who are related by marriage, blood, [illegible], adoption, or guardianship, and who [illegible]

(c) [illegible] more full time domestic servants,

(d) [illegible] placed with the family by the [illegible] and foster homes are [illegible],

(e) [illegible] related or unrelated persons where [illegible] of social [illegible] or members who [illegible] occupying a dwelling unit, or with two or more persons occupying a dwelling unit who are related by marriage, blood, [illegible], adoption, or guardianship.

(f) A group of not more than five unrelated persons occupying a dwelling unit.

[illegible]

[illegible]

Section [illegible] a building or portion thereof in which rooms are regularly provided for consumption on that or some premises other than the home and outside of the family, provided that this use is conducted within a building erected on or before [illegible]. A boarding house shall not include a multiple family dwelling, hotel or drug [illegible].

THE CORPORATION OF THE CITY OF HAMILTON
City Hall, 71 Main Street West, Hamilton, Ontario L8N 3T4

enter.

1988 February 9

NOTICE OF MEETING

Task Force on Student Housing
Thursday, 1988 February 18
7:00 o'clock p.m.
Room 233, City Hall

S.M. Glover

Stella Glover
Secretary
Task Force on Student Housing

AGENDA

1. Minutes of the meeting held 1988 January 14. (attached)

2. Matters arising out of the minutes.

3. Delegation - Rooming & Boarding House Regulations Working Group of the Regional Food & Shelter Assistance Advisory Board.

4. Report from Planning Department re: Changes in Definition of "Family" as contained in the Zoning By-law - **Ms. Joanne Hickey**. (circulated separately)

5. Report from Solicitor's Department re: Restriction of Conversion Provision in By-law - **Ms. Lianne Lawrence**. (circulated separately)

6. Information Item - McMaster Student Union Housing Survey Report. (attached)

7. Other Business.

8. Adjournment.

SG/jc

Thursday 1988 January 14
7:00 o'clock p.m.
Room 233, City Hall

1

The Task Force on Student Housing met.

There were present:
Alderman T. Cooke, Chairman
Alderman M. Kiss
Alderman D. Christopherson
Dr. Joe Homer - resident
Mr. Bob Jarecki - Ombudsman, McMaster Student Union
Mr. Jack Evans - Associate Vice President, University Services, McMaster University
Mrs. Margaret Campbell - Ainslie Wood Neighbourhood Association
Mrs. Sandy Hill - George R. Allen Home & School Association
Mr. Cyrus Barrucha - McMaster Student Union
Mr. Andrew Campbell - McMaster Student Union
Mrs. Nora Kocicz - resident

Also present:
Mr. Dean Barrow - Licencing Department
Ms. Joanne Hickey - Planning Department
Mr. Larry Harvey - Building Department
Ms. Lianne Lawrence - City Solicitor's Department
Mr. Don Peters - Fire Prevention Department
Mr. Jim Ford - Department of Health Services
Mr. Raymond Hodgson - McMaster Student Union
Mr. Ron Coyne - Director of Residences, McMaster University
Mr. Larry Russell - Jubilee Non-Profit Housing Management
Mrs. Marlene Gibson - resident
Representative of CHML News
Ms.Emilia Casella - The Hamilton Spectator
Mrs. Stella Glover - Secretary

Regrets:
Mrs. Zelda Rock - resident

The Chairman welcomed everyone to the meeting and introduced Mr. Larry Russell, a former McMaster University Conference Manager responsible for off-campus housing, now a member of the Board of Jubilee Non-Profit Housing Management.

Introduction of L. Russell

Mr. Russell advised the Task Force of his experience with regard to student housing. He drew attention to the fact that the problem of student housing was not restricted to the west end of Hamilton, but existed in other areas of the City as well.

He advises of proposal to come re: housing problems

Mr. Russell said that Jubilee Non-Profit Housing Management were in the process of preparing a proposal to put before the Task Force with regard to Non-Profit Housing.

The minutes of the meeting held 1987 November 27 were adopted as amended to include Regrets - Civic Business from Alderman Christopherson.

Larry Harvey circulated a report showing the calculation of allowable occupancy in a building of new construction. A motion was **carried** that the occupancy of a building not be restricted by imposing a square footage purpose restriction.

Joanne Hickey reported on The Beaches area of Toronto, and pointed out that the restrictions did not apply to the City of Hamilton as the City By-law didn't include provision for conversions in rooming or lodging houses.

Concern was expressed that properties could be converted into duplexes and therefore become allowable under the law.

A request was made for a written legal opinion from the City Solicitor to see if the conversion provision in the By-law could be restricted in any way and also to ascertain if this would constitute an infringement of civil rights.

The Chairman advised that the report from the Planning Department on the feasibility of restricting the number of unrelated persons in a single-family dwelling would be presented at the next meeting. Dr. Joe Homer asked that this report be circulated before the meeting in order that Task Force members have the opportunity to consider the information.

Alderman Kiss suggested that the Commissioners of the Planning and Building Departments be invited to attend the next meeting of the Task Force in addition to the already capable staff from those departments.

The question of additional student representation on the Task Force was discussed, and a memo received from Zelda Rock stating her opposition to increasing student representation and asking that the matter be tabled. It was moved and carried that Cyrus Barrucha and Andrew Campbell be made full members of the Task Force on Student Housing.

Discussion took place on the inclusion of a landlord on the Task Force in order to provide fair representation for all. The difficulty of finding a landlord representative of all the landlords in Westdale was cited and the Task Force approved a recommendation that a Sub-Committee be struck to select a person representative of the landlords. Such Sub-Committee to consist of Alderman T. Cooke, Bob Jarecki and Nora Kocicz.

The Task Force received ithe information from the City of Waterloo regarding Student Housing Task Force and the Booklet entitled "Living in Waterloo", together with definitions from Zoning By-laws of other municipalities.

The Task Force retired into "Committee of the Whole" in order to deal with specific recommendations.

Resuming in Open Session, the Task Force directed that the amended version of the recommendations be circulated and members of the Task Force review and submit amendments and/or additions for further review.

A request was received for an update on the C.H.M.C. figures and statistics.

Mr. Evans advised the Task Force that the University had been informed that no funding would be available that year from either the Federal or Provincial governments for University housing.

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Mr. Evans advised the Task Force that the University had been informed that no funding would be available that year from either the Federal or Provincial governments for University housing.

The next meeting of the Task Force on Student Housing was called for Thursday, 1988 February 18 at 7:00 o'clock p.m.

There being no further business, the meeting then adjourned.

Taken as read and approved.

Alderman T. Cooke
Chairman

Stella Glover
Secretary

/jc

McMaster Students Union Inc.
Syndicat des Etudiants de McMaster Inc.

6.

FEB - 1 1988

January 26, 1988

Stella Glover
Secretary
Task Force on Student Housing
City of Hamilton
City Hall
Hamilton, Ontario
L8N 3T4

Dear Ms. Glover:

I am attaching a copy of the MSU Housing Survey Reprt, which was prepared in 1986 by the MSU Researcher.

Members of the Task Force have expressed interest in reading the report. Would it be possible for you to forward copies to the committee members, as I do not have a complete list of the names and addresses of all the members.

Thank you for your cooperation.

Sincerely,

C Barucha

Cyrus Barucha
President

Hamilton Hall, McMaster University, Hamilton, Ontario L8S 4M1

McMaster Students Union Inc.
Syndicat des Etudiants de McMaster Inc.

MSU HOUSING SURVEY REPORT

HELEN HATTON
MSU RESEARCHER

NOVEMBER, 1986

McMASTER STUDENTS UNION

Housing Survey Report

Contents

APPENDICES

Case Histories:

TABLES after page

REPORT; MSU HOUSING SURVEY

Housing has become an ever increasing concern for students and student organizations. Enrolment has risen steadily at Ontario universities, but there has not been a concomitant rise in housing available to students. Demographic pressure on all types of accommodation has driven rents up sharply, which has further reduced the amount of housing available to students with generally limited incomes. In addition, the lack of clear definition in the various legislative Acts which govern the differing types of rental accommodation has left students confused, and in many cases, at the mercy of arbitrary or unscrupulous landlords.

Students are also suffering from discrimination as students, for there are landlords, both of private residences and commercial buildings, who refuse to rent to students. Others will not rent to a student undergraduate below fourth year level. Although many types of discrimination are specifically forbidden in our human rights legislation, students are not specifically included, and, therefore, landlords are able to discriminate. There are also still cases

of racial discrimination being reported, mainly by visa students, who may not be aware of the provisions concerning discrimination in Canadian law. Again though, this can be a gray area, because when the accommodation is in a private home, the owner has the right to specify to whom he or she will rent.

Pinched by a decade of severe underfunding and capital freezes, the universities themselves have not been able to provide sufficient housing, whether in residence places or in apartment type housing, either on or off campus. Some universities may have an apartment type of residence building, but it may not, as at McMaster, be open year round, and therefore, is not suitable for the students who require year round accommodation.

As pressure increases for off campus housing, students are finding that some landlords are attempting to extort additional money from them beyond the allowable first and last month's rent, by demanding "key-money" or security deposits. Although not widespread in this area, some landlords have demanded "pro-rated rent", that is, have required that the twelve rental payments of a year's lease be

divided into eight payments, which must be made in the first eight months of the lease.

Part of the cause of this kind of exploitation stems from the lack of clear definitions in the residential legislation. Landlords of housing which comes under the Landlord and Tenant Act and the Residential Tenancies Act may not ask for security deposits, pre-paid or pro-rated rents, nor key money, however, a great deal of the type of accommodation which is open to students falls under the Innkeeper Act. There are no such protections here, and the "innkeeper" may extort whatever the trade will bear. We have case histories where the landlord has demanded six months' rent paid in advance. Regulations about the right to privacy in the accommodation, and owner's entry are so poorly defined that students are really unprotected. We have another case on file in which the landlord entered the student's premises when the student was at school, and threw out all the student's class notes on the pretext that he was removing garbage. The student's remonstrances were met with the reply that the landlord could do as he wished and the student could get out. Unfortunately, because of the lack of clear

definitions, in many cases students cannot really be sure under what category the accommodation falls, and the definitions are so murky that sometimes they can only be decided in court. Many students feel unable to take on litigation, and consequently have been at the mercy of arbitrary landlords who are able to overstep their authority because it is too difficult to challenge them.

The quality of the accommodation is important to students, who require an area of sufficient privacy and quiet where they may study. The comic picture of students as a breed of troglodytes, existing in the dank gloom of innumerable basements is not really laughable in real life. Unfortunately that kind of "living" is still considered suitable for students. Similarly, while La Cucarocha may be a beguiling tune, and the stories of Archie and Mehitabel are charming, there is nothing delightful in real life about existing with vermin, whether crawling or furry. Our students report housing which is overrun with cockroaches and mice, live with decaying plaster and broken plumbing, and try to deal with landlords who will do nothing to remedy such conditions. Not all students have to

endure these conditions of course, but enough do find themselves in sub-standard accommodation that it is a problem of genuine dimension, not an isolated incident.

Cost, not surprisingly, is critically important for most students. Just under 3,000 of McMaster's 10,000 undergraduates live in residence, and were not included in the survey population. Of the remaining students, 86.8% pay in money and/or services for their accommodation. Of that group, 83.7% rent or board with non-relatives. The remainder pay board at home or with relatives, or live in their own home. The cost of living, therefore, is of considerable concern to the majority of students.

It is clear that housing is an area of major concern for the majority of McMaster students, and should be examined in detail to obtain a picture of how our students live, with respect to the types of accommodation and quality of life, cost, security and distance from McMaster, problems with landlords, and legislation, and discrimination, whether racial or against students in general. The MSU therefore determined to investigate student housing in detail.

A request was made to the Registrar for a random printout of a thousand undergraduate names in McMaster's telephone area (416), of students not living in residence. A list of 960 names was generated. A survey questionnaire was developed by the MSU Researcher, working with two Research Assistants. The target population was identified principally as those who pay in money and/or services for their accommodation. Those students who answered "no" to this first question were then directed to questions on the quality of the accommodation where they presently live and to general identifying questions regarding sex, year and visa students. The questionnaire was designed to give a picture of how our non-resident students live, with respect to the quality of their material life, whether or not they paid for their accommodation, with emphasis, as noted, on those who pay.

The questionnaire was administered by telephone, by the Research Assistants, under the supervision of the Researcher. Six hundred and fifty-seven students responded to the survey, which is an ample number for valid results. No student refused to answer, and a

number expressed appreciation of the opportunity to answer and make comments about their experiences as tenants, roomers or boarders. All answers were confidential, and no students are identified by name. There were 315 males responding, and 340 females, with 2 students unidentified. Of the students responding; 21.3% were visa students. This is rather elevated, as only about 5% of the full time undergraduate students are visa students. Visa students are international students, not government-sponsored, coming from countries outside of Canada. They are not Canadian citizens and do not have landed immigrant status. Visa students are not permitted to work while in Canada, except in employment which is part of their studies, such as a teaching assistantship, or a lab demonstrator, or with the student union. Visa students must pay fees at the visa level, which is triple the fees paid by Canadian or landed immigrant students. Perhaps a high percentage of them prefer to rent rather than live in residence, as they were a high proportion on the computer printout of names. Of the male students, 9.2% did not pay for their accommodation; 17.1% of the females did not pay for their accommodation.

Students were grouped as follows:

	Pay for Accommodation	
	Yes %	No %
Year 1	4.4	2.9
Year 2	18.6	4.0
Year 3	26.3	2.7
Year 4	32.2	3.1
Year 5	4.7	.6
Other	.5	.0

	Female % Renting	Male % Renting
Live in parent's home	.7	3.5
Live in own home	.4	1.4
Live with relations	.4	1.0
Rent	81.6	79.8
Board	17.0	14.3

In examining the survey results we were surprised to find that a very high proportion or our students pay for their accommodation. Our target population was drawn from the approximately two thirds of the student body, or 6,000 students, who do not live in residence. Of that group, 86.8% pay in money and/or services for their accommodation, or, about 5,200 students. Add those students to the approximately 3,000 in residence, and you find that relatively few of McMaster's 10,000 students are getting what might be called a

"free ride" with respect to their living expenses.

Of those who are paying for accommodation, 83.7% are not living at home with parents, or with other relatives, or in their own permanent home. That gives some idea of the impact of the student body on the rental market in Hamilton. Just over 5,000 students are paying for their accommodation away from home or with relatives (residence students are not being discussed). There are variables which affect that impact on the rental market, however, as there are persons who rent to students during the eight months of the school year, but who do not wish to have permanent tenants, roomers or boarders year round. Nevertheless, there is no question that the student population does have a significant affect on the rental market in Hamilton. The students who rent are about evenly divided between those who must look for new accommodation each year, and those who return to the same place, whether through carrying the lease all year, or being able to return to the same private home where they boarded or rented the previous year.

In the detailed examination of the survey results which follow, it should be understood that the percentages given are of the 6,000 students who are not in university residence, not of the entire student body of 10,000, unless specifically stated. Any other grouping will be specified where relevant, such as discussions of the group who pay, but do not live with parents, relatives, or in their own homes.

HOUSING SEARCH

Of those who pay for housing, 31% did not need to look for accommodation this year; 12% began looking before the end of the last school year. Many of the latter students will attempt to negotiate a return to the housing they had that year, others will look for sublets with option to pick up the lease in the fall, from students who are graduating and giving up a lease. Consequently, much housing is negotiated or "handed on" among students, and never comes up as available housing in listings. Eighteen percent begin looking between April and June; 13.1% in July; 16.5% in August, and 9.6% in September. About 49% found their housing within a month of looking, and a further 10% within two months.

The fact that so much housing is already taken well before the end of summer places a considerable burden on students who come from great distances, particularly on visa students, who are not allowed to work in Canada.

The majority of students use the MSU/McMaster Housing Office and the McMaster bulletin boards as sources or potential housing, and many actually find their accommodation from those sources; 36.8% used the Housing Office and 16.7% found their accommodation there; 7.5% put an ad on the bulletin board, and 10.4% looked at ads on the boards; 15.7% found their accommodation by using the bulletin boards. The impact of housing "passed on" each year from student to student appears in the figure of 26.2% who found their accommodation by word of mouth. Four percent used a rental agency; .3% the Yellow Pages, and 6.7% newspaper ads. Over half the students looked at about 5 places before finding one suitable; 18% took the first one; 26% looked at between 5 and 10 residences offered.

RENT

Rents are measured in two ways, as percentages of the student's budget, and in dollars. The generally accepted guideline is that rent should not amount to more than one-third of the total budget. Our students are paying the following monthly rents.

Dollars	% of Students	% of Budget	%
under $100	1.2	under 25%	3.2
$100 - $150	9.6	25% - 35%	22.7
%150 - $200	41.2	35% - 50%	53.2
$200 - $250	27.0	50% - 60%	8.0
$250 - $300	12.1	60% - 70%	5.9
over $300	5.8	70% - 80%	3.0
		over 80%	.4
don't pay in cash	3.0	don't pay in cash	3.7

PAYMENT IN SERVICES

The small proportion of students who pay in services for their accommodation, 6.7%, perform services such as house-sitting (9.4% of those paying in services) babysitting/child care (9.4%); house maintenance (21.9); outdoor maintenance (25.0%); companion for elderly (3.1); and a combination of such services (31.3%). For 90% of these students, the tasks occupy under 15 hours of time a week, and none of the students reported that the tasks interfered with studies.

SHARING ACCOMMODATION

The great majority of students who are paying for housing share that accommodation: share with other students, 67%; 5.1% live alone; 4.0% live with family; 15.6% live with a non-related family and 7.4% share with non-students; 17.5% share with one other person; 50% share with two to three; 24.6% share with four or five; and 2.8% share with over five other persons.

Eighty-three percent of those sharing have their own study space, and 87.2% find that their study space is sufficiently quiet, and the same number believe that they have enough privacy.

AMENITIES

In examining the types of amenities the students have in their residences, we found that 97% of the students paying rent have access to kitchen privileges, and 89% found them adequate; 59% have access to laundry facilities in the same building; 94% have sufficient hot water and 93% have enough heat. With respect to shared bathroom facilities, 22.8% have their own; 27.5% share with one

other person; 30% share with two others; 14.3% share with three others; 4.6% share with 4-5 others, and .6% have to share with more than 5, which must make getting out in the morning rather difficult.

There are no particular discrepancies shown when examining access to amenities like kitchen and laundries, and such services as adequate heat and hot water, by the amount of rent paid. Some students are unhappy with their amenities and services at all rental levels, but the proportions correspond to the numbers of students paying rents in the rent grouping; 88.4% of renting students are satisfied in general.

SECURITY AND LANDLORDS

Security was evidently not a great issue for most of the students, as 97% felt secure at night or when locking their residence for the day, however, only 67% found that their landlord notified them in advance before entering, but the question was considered not applicable by 20%, which left just over 11% in the position of having the landlord entering the premises without permission. That is not an acceptable statistic.

Of the students renting, 20.2% were not satisfied with the cleaning and maintenance of the property, and 13.2% of them found that they could not reach their landlord when trouble arose. One may read those statistics as indicating that the majority of the students feel secure, that their rights are not infringed, and that their accommodation is not of a standard lower than they can tolerate, but that does not deal with the fact that there are a substantial number of students living in accommodation which is substandard, and whose rights are being infringed. We believe it is important that these areas be identified and addressed.

When checking the responses by the questions on the importance of security to the student, we found that variations were negligible, except for the response by sex, as 75% of those who said that security was their principal criterion were female, and 25% male. Overall however, only 1.5% of females thought security was the principal criterion, 93.8% said it was one of a number of important considerations, and 4.6% believed it was not important. Of the males, .5% said security

was the principal criterion, 78.9% said it was one of several, and 20.6% said it was not important. When examining rents, 75% of those for whom security was crucial paid between 25% and 35% of their budgets for rent, and 25% paid between 35% and 50%.

Most students believe that their landlord's restrictions are reasonable, however, 9.5% do believe that their rights as students are being violated. Some very arbitrary landlord behaviour has been reported, which will be dealt with below in case histories. Students who are having difficulty with their landlord would consult:

Parents	17.4%
MSU Ombudsman	41.9%
Friends	15.1%
Legal Aid	9.2%
Others	9.2%
Don't know who to call	10.9%

Twenty-four percent of our students who rent said that the MSU booklet Renting in Hamilton, was useful; a further 19.2% know about the booklet but have not needed it, and 56.4% do not know about it.

LEASES

The question of leases is a critical one for students, as in many cases a lease will be the first legal contract that a student has signed. Our survey asked about requirements to sign a lease, its duration and how many rent payments were required in the lease period. This was done in an attempt to identify cases of landlords extorting pro-rated rents. The responses suggest that there are still some cases, for 24.2% signed an eight-month lease, but 28.7% said they would be making eight rent payments during their lease period. There is some disproportion between those on a 12-month lease (51.5%) and those making twelve payments (50.5%) which does not quite balance, but even allowing for errors in response, one may conclude that there are still attempts to pro-rate. When checking visa student responses, we found that 32.1% had an eight-month lease, but 35.0% stated that they would make eight payments, and although 49.3% had a 12-month lease, only 47.1% said they would be making 12 payments. Unfortunately, as our case histories show, visa students not familiar with Canadian law, are open to exploitation by unscrupulous

landlords, some of it of the worst kind. Also they arrive in the area generally late in the summer and are left with the remaining accommodation after it has been well picked over by students who are able to make their arrangements earlier. The visa students however appear in the same proportion as all students in reports of attempts to extort additional monies through demands for security deposits and key money etc. We should repeat here that pre-paid and pro-rated rents, security deposits and key money are illegal under the Landlord and Tenant Act, and Residential Tenancies Act, but those falling under the Innkeeper Act may do whatever the market will bear in terms of extorting additional money.

Sixteen and a half percent of our students were asked to pay additional security deposits beyond the first and last month's rent, but only 6.4% actually paid it; 2.3% were asked to pay key money, and 98% of them refused to pay it, although only 37% of them know that security deposits are illegal. Only 60% of the students who rent received the 6% interest on their rent deposit.

Another landlord ploy has been to make some sort of additional charge for continuing to rent on a month-to-month basis once a lease has expired, or to threaten eviction if the tenant wishes to continue on month-to-month after a lease expires. This is illegal, as one may continue on month-to-month after a lease expires, with no penalty whatever, but only 17% of the student knew this, however relatively few, only .7% have come up against it.

DISTANCE FROM MCMASTER

Distance from the university is important for students who may be on campus from early morning to midnight, or even later for some computer students seeking access to a terminal. Of the off campus students surveyed, whether renting or at home, the majority, 62.6% reach the campus in about a half hour of travelling; 15.6% between a half hour and an hour, .2% between one and a half and two hours; and 21.7% under 15 minutes. The majority, 42.9%, use the Hamilton bus system; 37.6% walk; 1.8% bike spring and fall; .8% bike all year; and 16.9% drive or car pool. In figures, about 2600 students a

day are riding the Hamilton bus system, which makes a significant impact. The MSU has had discussions with the Hamilton Street Railway Company regarding express buses because of over-crowding.

DISCRIMINATION

Discrimination unfortunately is a problem which students face, and currently about 20% of our students report being refused accommodation for discriminatory reasons. As noted earlier, the specific individuals named in our human rights legislation who may not be discriminated against do not include students, and therefore, landlords may refuse to rent to students. Student groups have not yet been able to make a test case of this because of the very costly legal fees. Six percent of our students found that landlords will not rent to them because they are students of any year, and a further 2% reported that landlords refused to rent to them as first or second year students, and .5% were told that the accommodation they sought would be available to a senior or graduate student, but not younger students. While racial and religious discrimination is apparently prohibited by our

human rights legislation, there is a loophole for those renting accommodation in their private homes, because one may then specify to whom one wishes to rent. In any event, 7.3% of our students reported discrimination based on race, and .2% based on religion; .5% on sex, and 1.7% as smokers. We did not include abstainers in our survey.

When the report of racial discrimination was checked against the responses of our visa students, we found that 27.9% of them reported racial discrimination. Most of our visa students come from east Asia (Hong Kong and Malaysia), and the Caribbean, and belong to obvious racial groups. Only 1.4% of the visa students reported that they were denied accommodation because they were students, which underlines the conclusion that the visa students believe that the denial of accommodation to them is because of their race. We have not the statistics to determine whether the racial discrimination occurred with respect to accommodation in the private home, in which the owner also lived, or also extended to "commercial" apartment buildings. We do have a case history in which a non-Caucasian was refused accommodation in a

commercial building. We do know from the oral reports of students that the management of some commercial buildings refuse to rent to students, and others will only rent to fourth year and graduates. Denial of accommodation to "students" will also permit covert racial discrimination.

RENTING OR BOARDING

When comparing those students who rent accommodations with those who board some significant differences appear. For this study, boarding is defined as paying for a room, meals and linen in a private home, although most students attend to their own laundry. Costs are higher for those who board (read percentages vertically):

Cost per month	Rent %	Board %
under $100	.7	1.1
$101 - $150	11.1	3.4
$151 - $200	48.2	14.6
$201 - $250	26.7	32.6
$251 - $300	9.5	27.0
over $300	3.7	14.6

Cost as percentage of budget:

	Rent %	Board %
under 25%	2.6	3.4
25% - 35%	23.5	21.3
36% - 50%	54.7	53.9
51% - 60%	7.0	13.5
61% - 70%	7.0	1.1
71% - 80%	3.7	.0
over 80%	.4	.0

Students who board are much more likely, at 15.7% to pay in additional services as well as rent, for their accommodation, compared with only 2.4% of those who rent. No student who rented reported providing babysitting or child care services, in addition to rent, but 15.4% of boarders contribute this service. Similarly, no renter provides companionship/assistance for the elderly as part of the rent, but 7.7% of boarders pay part of their costs with this service. Boarders also spend more hours a week carrying out these services:

	Rent	Board
1 - 10 hours	83.3	69.2
11 - 15 hours	.0	15.4
16 - 20 hours	16.7	15.4

Students who rent tend to share accommodation with more people, and correspondingly fewer (77.4%) have their own bedroom, compared with boarders (98.9%), and similarly, 84.4% of renters find their study space sufficiently quiet, compared with 88.8% of boarders. No boarder reported feeling insecure at night, or when leaving the premises during the day, but 3% of renters feel insecure.

Discrimination is more a problem of renting students than boarders, with 8.9% of those who rent reporting discrimination against them as students, but only 2.2% of boarders.
Interestingly, 8.8% of renters believed they had faced racial discrimination, but only 1.1% of boarders; where one might have expected the statistics to be reversed. Statistics on religion and smoking were about equal, but 2.2% of boarders believed that they were refused accommodation because of sex, compared with .2% or renters, however this is to be expected, for boarders, where the person running a boarding home might prefer all male or female clients.

On questions of security deposits and relations with the landlord, both renters and boarders are about equal. More students who board live within walking distance than those who rent.

STUDENT EXPECTATIONS, RENTS AND BUDGETS

Yet another interesting way of looking at the housing issue is to examine the responses by the percentage of the student's budget paid in rent. Some variations do exist from the overall patterns observed when simply looking at the basic frequency count. (See Table 1) Fewer students paying more than 60% of their budget in rent used the MSU/McMaster Housing Office as a source of listings, and fewer used the bulletin boards at McMaster, but 20% of them used a rental agency, which was double the proportions of those in lower budget groupings who used rental agencies. The majority of the high budget renters also looked for a new residence each year. There are no particular disparities in the time of year when the students began to look, so that those paying the highest proportion of their budget in rent are not necessarily the late-comers, nor did they search a noticeably

TABLE 1

How Much Rent Do You Pay (Monthly), By Percentage Rent Payment is of Student's Budget

Percentage of Budget read (a) horizontally read (b) vertically		Under $100	$100 - $150	$151 - $200	$201 - $250	$251 - $300	Over $300
Under 25%	(a)	16.7	16.7	44.4	5.6	11.1	5.6
	(b)	42.9	5.7	3.4	.7	2.9	3.0
25% - 35%	(a)	3.1	20.3	43.8	19.5	10.2	3.1
	(b)	57.1	49.1	24.0	16.3	19.1	12.1
36% - 50%	(a)	0.0	5.0	44.0	33.0	10.7	7.3
	(b)	0.0	28.3	56.7	64.7	47.1	66.7
51% - 60%	(a)	0.0	0.0	13.3	40.0	44.4	2.2
	(b)	0.0	0.0	2.6	11.8	29.4	3.0
61% - 70%	(a)	0.0	12.1	54.5	18.2	3.0	12.1
	(b)	0.0	7.5	7.7	3.9	1.5	12.1
71% - 80%	(a)	0.0	23.5	64.7	5.9	0.0	5.9
	(b)	0.0	7.5	4.7	.7	0.0	3.0
Over 80%	(a)	0.0	50.0	0.0	50.0	0.0	0.0
	(b)	0.0	1.9	0.0	.7	0.0	0.0

longer or shorter period of time for their accommodation. Rent was not important to 16% of these students, whereas only 2.4% of students overall said that rent was not important.

What kinds of criteria were important to students, and did they differ according to the amount of rent paid, and the percentage rent payments were of budget?

Tables 2, 3, & 4 on student expectations indicate that while some for whom the condition of their accommodation is important are paying for it, by no means are all of those paying a high percentage of their budget in rent are paying for high quality accommodation. In fact, the majority of those paying a high percentage of their budget in rent are NOT principally concerned with the quality of accommodation. At the highest level, only half of the students paying over 80% of budget in rent are principally concerned with the condition of the accommodation. By far the majority of students share accommodation with other students. (Table 9) For example, 21.2% of

TABLE 2

Student Expectations by Rent and Rent as Percentage of Budget - Read Vertically

	Under $100	$100-$150	$151-$200	$201-$250	$251-$300	Over $300	Don't Pay in Cash
1. IMPORTANCE OF RENT							
a) most important criterion	100.0	37.5	47.7	29.1	44.0	40.0	0.0
b) one of several criteria	0.0	62.5	49.4	69.2	54.0	55.0	0.0
c) not important	0.0	0.0	2.8	1.7	2.0	5.0	0.0
2. IMPORTANCE OF SECURITY							
a) most important criterion	0.0	0.0	1.7	0.0	2.0	0.0	0.0
b) one of several criteria	100.0	79.2	86.9	86.3	88.0	85.0	0.0
c) not important	0.0	20.8	11.4	13.7	10.0	15.0	0.0
3. CONDITION OF ACCOMMODATION							
a) most important criterion	0.0	8.3	2.9	1.7	4.0	15.0	0.0
b) one of several criteria	100.0	79.2	90.3	92.2	86.0	65.0	
c) not important	0.0	12.5	6.9	6.0	10.0	20.0	0.0

	Under 25%	25%-35%	36%-50%	51%-60%	61%-70%	71%-80%	Over 80%	Don't Pay in Cash
1. IMPORTANCE OF RENT								
a) most important criterion	22.2	42.7	44.8	29.0	17.6	36.4	0.0	0.0
b) one of several criteria	77.8	54.9	53.9	71.0	70.6	54.5	100.0	0.0
c) not important	0.0	2.4	1.3	0.0	0.0	9.1	0.0	0.0
2. IMPORTANCE OF SECURITY								
a) most important criterion	0.0	3.7	.4	0.0	0.0	0.0	0.0	0.0
b) one of several criteria	88.9	78.0	90.1	96.8	70.6	72.7	100.0	0.0
c) not important	11.1	18.3	9.5	3.2	25.4	27.3	0.0	0.0
3. CONDITION OF ACCOMMODATION								
a) most important criterion	0.0	3.7	1.7	0.0	17.6	27.3	50.0	0.0
b) one of several criteria	88.9	86.6	90.0	83.9	64.7	72.7	50.0	0.0
c) not important	11.1	9.8	8.3	16.1	17.6	0.0	0.0	0.0

TABLE 3

Numbers of People Sharing Accommodation, by Rent and Percentage of Budget

Read (a) horizontally Read (b) vertically		Under $100	$100-$150	$151-$200	$201-$250	$251-$300	Over $300	Don't Pay in Cash
None	(a)	0.0	3.4	10.3	24.1	37.9	24.1	0.0
	(b)	0.0	1.8	1.3	4.5	15.9	21.2	0.0
One	(a)	0.0	6.0	37.8	41.0	11.0	4.0	1.0
	(b)	0.0	10.9	15.7	26.6	15.9	12.1	5.9
Two-three	(a)	1.8	11.9	45.3	21.8	10.5	4.6	4.2
	(b)	71.4	61.8	54.9	40.3	43.5	39.4	70.6
Four-five	(a)	1.4	9.3	40.0	30.7	10.7	5.0	2.9
	(b)	28.6	23.6	23.8	27.9	21.7	21.2	23.5
Over five	(a)	0.0	6.3	62.5	6.3	12.5	12.5	0.0
	(b)	0.0	1.8	4.3	.6	2.9	6.1	0.0

		Under 25%	25%-35%	36%-50%	51%-60%	61%-70%	71%-80%	Over 80%	Don't Pay in Cash
None	(a)	3.6	28.6	32.1	17.9	14.3	3.6	0.0	0.0
	(b)	5.6	6.3	3.0	11.1	12.1	5.9	0.0	0.0
One	(a)	3.0	12.1	58.6	13.1	6.1	3.0	1.0	3.0
	(b)	16.7	9.4	19.3	28.9	18.2	17.6	50.0	14.3
Two-three	(a)	4.3	28.1	47.7	5.0	5.7	3.9	.4	5.0
	(b)	66.7	61.7	44.7	31.1	48.5	64.7	50.0	66.7
Four-five	(a)	.7	17.1	65.0	7.9	5.0	1.4	0.0	2.9
	(b)	5.6	18.8	30.3	24.4	21.2	11.8	0.0	19.0
Over five	(a)	6.3	31.3	50.0	12.5	0.0	0.0	0.0	0.0
	(b)	5.6	3.9	2.7	4.4	0.0	0.0	0.0	0.0

TABLE 4

Student Expectation by Rent and Rent as Percentage of Budget - Read Vertically

	Under $100	$100-$150	$151-$200	$201-$250	$251-$300	Over $300	Don't Pay in Cash
1. IMPORTANCE OF PRIVATE STUDY SPACE							
a) most important criterion	0.0	4.2	6.3	3.4	2.0	0.0	0.0
b) one of several criteria	100.0	87.5	82.3	86.2	66.0	70.0	0.0
c) not important	0.0	8.3	11.4	10.3	32.0	30.0	0.0
2. SELF CONTAINED ACCOMMODATION							
a) most important criterion	0.0	12.5	8.6	6.8	2.0	15.0	0.0
b) one of several criteria	100.0	79.2	89.1	88.9	84.0	70.0	0.0
c) not important	0.0	8.3	2.3	4.3	14.0	15.0	0.0
3. DISTANCE FROM McMASTER							
a) most important criterion	0.0	16.7	14.8	17.1	30.0	15.0	0.0
b) one of several criteria	100.0	79.2	79.5	82.1	68.0	70.0	0.0
c) not important	0.0	4.2	5.7	.7	2.0	15.0	0.0

	Under 25%	25%-35%	36%-50%	51%-60%	61%-70%	71%-80%	Over 80%	Don't Pay in Cash
1. IMPORTANCE OF PRIVATE STUDY SPACE								
a) most important criterion	11.1	3.7	2.6	0.0	11.8	27.3	50.0	0.0
b) one of several criterion	55.6	78.0	83.9	96.8	70.6	54.5	50.0	0.0
c) not important	33.3	18.3	13.5	3.2	17.6	18.2	0.0	0.0
2. SELF CONTAINED ACCOMMODATION								
a) most important criterion	0.0	6.1	4.3	3.2	29.4	36.4	50.0	0.0
b) one of several criterion	100.0	87.8	89.6	96.8	64.7	54.5	50.0	0.0
c) not important	0.0	6.1	6.1	0.0	5.9	9.1	0.0	0.0
3. DISTANCE FROM McMASTER								
a) most important criterion	22.2	11.0	19.0	22.6	23.5	18.2	0.0	0.0
b) one of several criteria	77.8	82.9	78.4	77.4	70.6	72.7	100.0	0.0
c) not important	0.0	6.1	2.6	0.0	5.9	9.1	0.0	0.0

TABLE 9

Shared Accommodation by Rent and Rent as Percentage of Budget

Read (a) horizontally Read (b) vertically		Under $100	$100-$150	$151-$200	$201-$250	$251-$300	Over $300	Don't Pay in Cash
Alone	(a)	0.0	3.4	10.3	24.1	37.9	24.1	0.0
	(b)	0.0	1.9	1.3	4.5	15.9	21.2	0.0
With family	(a)	13.0	4.3	0.0	13.0	4.3	26.1	39.1
	(b)	42.9	1.9	0.0	1.9	1.4	18.2	52.9
With non related family	(a)	2.2	4.5	12.4	32.6	25.8	14.6	7.9
	(b)	28.6	7.4	4.7	18.8	33.3	39.4	41.2
Share with students	(a)	.5	11.8	52.0	26.8	7.3	1.6	0.0
	(b)	28.6	83.3	84.3	66.2	40.6	18.2	0.0
Share with non students	(a)	0.0	4.8	45.2	31.0	14.3	2.4	2.4
	(b)	0.0	3.7	8.1	8.4	8.7	3.0	5.9
Other	(a)	0.0	20.0	80.0	0.0	0.0	0.0	0.0
	(b)	0.0	1.9	1.7	0.0	0.0	0.0	0.0

		Under 25%	25%-35%	36%-50%	51%-60%	61%-70%	71%-80%	Over 80%	N.A.
Alone	(a)	3.6	28.6	32.1	17.9	14.3	3.6	0.0	0.0
	(b)	5.6	6.3	3.0	11.1	12.1	5.9	0.0	0.0
With family	(a)	13.0	13.0	17.4	4.3	8.7	0.0	0.0	43.5
	(b)	16.7	2.4	1.3	2.2	6.1	0.0	0.0	47.6
With non related family	(a)	4.5	18.2	56.8	12.5	0.0	0.0	0.0	8.0
	(b)	22.2	12.6	16.7	24.4	0.0	0.0	0.0	33.3
Sharing with students	(a)	2.1	23.6	56.2	6.4	7.2	3.4	.3	.8
	(b)	43.4	70.1	70.7	53.3	81.8	76.5	50.0	14.3
Sharing with non students	(a)	4.8	19.0	54.8	9.5	0.0	7.1	2.4	2.4
	(b)	11.1	6.3	7.7	8.9	0.0	17.6	50.0	4.8
Other	(a)	0.0	60.0	40.0	0.0	0.0	0.0	0.0	0.0
	(b)	0.0	2.4	.7	0.0	0.0	0.0	0.0	0.0

those paying over $300 monthly in rent are sharing with four to five other people. When looking at those sharing with four or five others by rent as a percentage of budget, we find that 24.4% of those paying between 51% and 60% of budget are sharing with that many; 21.2% of those paying 61% to 70%; and 11.8% of those paying between 71% and 80% of budget. Those are certainly substantial proportions and illustrate the pressures on students caused by the shortage of affordable housing.

Students cope with these conditions, although substantial numbers also report that they do not have sufficient quiet study space (Table 8), or privacy. The situation is far from ideal, and places additional burden on students.

Similarly, Table 5 indicates that quite solid numbers of students paying high percentages of their budget in rent lack sufficient hot water or heat, or do not have access to a kitchen or laundry, or use inadequate kitchens. An adequate kitchen was defined for the purposes of this study as a stove and refrigerator which functioned properly and a sink with hot

TABLE 6

Maintenance, Landlords and Security by Rent and Rent as Percentage of Budget

Read (a) horizontally as "no" Read (b) as percentage of those answering "no" in each rent/budget group		Under 25%	25%-35%	36%-50%	51%-60%	61%-70%	71%-80%	Over 80%	Don't Pay in Cash
Do you feel secure at night and leaving for day	(a)	0.0	28.6	57.1	7.1	7.1	0.0	0.0	0.0
	(b)	0.0	3.1	2.7	2.2	3.0	0.0	0.0	0.0
Landlord notified in advance before entering	(a)	0.0	24.7	50.7	11.0	8.2	4.1	0.0	1.4
	(b)	0.0	14.1	12.4	17.8	18.8	17.6	0.0	4.8
Able to reach landlord if problem arises	(a)	0.0	13.3	57.3	21.3	5.3	5.7	0.0	0.0
	(b)	0.0	7.8	14.3	35.6	12.1	11.8	0.0	0.0
Satisfied with cleaning and maintenance	(a)	3.5	25.2	57.4	11.3	5.9	.9	0.0	.9
	(b)	22.2	22.7	22.0	28.9	3.0	5.9	0.0	5.3
Landlord's restrictions reasonable	(a)	0.0	46.2	30.8	0.0	15.4	0.0	0.0	7.7
	(b)	0.0	4.8	1.4	0.0	7.4	0.0	0.0	5.3

		Under $100	$100-$150	$151-$200	$201-$250	$251-$300	Over $300	Don't Pay in Cash
Do you feel secure at night and when leaving for day	(a)	0.0	14.3	42.9	14.3	14.3	14.3	0.0
	(b)	0.0	3.7	2.6	1.3	2.9	6.1	0.0
Landlord notified in advance before entering	(a)	1.4	9.6	56.2	27.4	4.1	1.4	0.0
	(b)	14.3	12.7	17.5	13.1	4.3	3.0	0.0
Able to reach landlord if problem arises	(a)	1.3	8.0	46.7	36.0	6.7	1.3	0.0
	(b)	14.3	10.9	14.9	17.5	7.2	3.0	0.0
Satisfied with cleaning and maintenance	(a)	.9	5.2	61.7	26.1	6.1	0.0	0.0
	(b)	14.3	10.9	30.2	19.5	10.1	0.0	0.0
Landlord's restrictions reasonable	(a)	0.0	23.1	53.8	15.4	0.0	7.7	0.0
	(b)	0.0	6.1	3.1	1.3	0.0	3.0	0.0

TABLE 5

Amenities, Heat and Hot Water and Utilities, by Rent, and Rent as Percentage of Budget

Read (a) horizontally as "no" Read (b) as percentage of those answering "no" in each rent/budget group		Under 25%	25%-35%	36%-50%	51%-60%	61%-70%	71%-80%	Over 80%	Don't Pay in Cash
access to kitchen	(a)	6.7	13.3	60.0	20.0	0.0	0.0	0.0	0.0
	(b)	5.6	1.6	1.3	6.7	0.0	0.0	0.0	0.0
kitchen adequate	(a)	0.0	21.2	55.8	21.2	0.0	0.0	0.0	1.9
	(b)	0.0	8.6	9.7	24.4	0.0	0.0	0.0	4.8
enough hot water	(a)	0.0	21.9	50.0	6.3	18.8	0.0	0.0	3.1
	(b)	0.0	5.5	5.4	4.4	18.2	0.0	0.0	4.8
enough heat	(a)	0.0	26.3	42.1	7.9	13.2	7.9	0.0	2.5
	(b)	0.0	7.8	5.4	6.7	15.2	17.6	0.0	4.8
access to laundry	(a)	2.7	21.7	60.8	9.9	3.4	.4	.4	.8
	(b)	38.9	44.9	53.3	57.8	27.3	5.9	50.0	9.5
utilities included	(a)	1.5	20.1	58.2	7.8	6.3	4.1	.7	1.1
	(b)	22.2	42.2	52.0	46.7	51.5	64.7	100.0	14.3

		Under $100	$100-$150	$151-$200	$201-$250	$251-$300	Over $300	Don't Pay in Cash
access to kitchen	(a)	0.0	6.7	40.0	26.7	26.7	0.0	0.0
	(b)	0.0	1.8	2.6	2.6	5.8	0.0	0.0
kitchen adequate	(a)	0.0	3.8	51.9	26.9	11.5	3.8	1.9
	(b)	0.0	3.6	11.5	9.1	8.7	6.1	5.9
enough hot water	(a)	0.0	6.1	66.7	21.2	3.0	3.0	0.0
	(b)	0.0	3.6	9.4	4.5	1.5	3.0	0.0
enough heat	(a)	2.6	7.7	51.3	25.6	5.1	7.7	0.0
	(b)	14.3	5.5	8.5	6.5	2.9	9.1	0.0
access to laundry	(a)	.4	6.1	47.3	33.7	10.6	1.5	.4
	(b)	14.3	29.1	53.2	57.8	41.2	12.1	5.9
utilities included	(a)	0.0	11.4	55.4	24.0	7.0	1.5	.7
	(b)	0.0	56.4	63.8	42.2	27.5	12.1	11.8

TABLE 7

Leases, Security Deposits, Key Money by Rent and Rent as Percentage of Budget

Read (a) horizontally as "yes" Read (b) as percentage of those answering "yes" in each rent/budget group		Under 25%	25%-35%	36%-50%	51%-60%	61%-70%	71%-80%	Over 80%	Don't Pay in Cash
Paid standard first and last month's rent	(a)	2.9	22.2	55.0	8.6	6.6	3.1	.4	1.2
	(b)	77.8	84.4	89.3	95.5	97.0	88.2	100.0	31.6
Asked for additional security deposit	(a)	2.8	25.0	56.5	13.9	.9	0.0	0.0	.9
	(b)	16.7	21.1	20.3	34.1	3.0	0.0	0.0	5.3
Did you pay it?	(a)	0.0	26.8	43.9	24.4	2.4	0.0	0.0	2.4
	(b)	0.0	8.6	6.0	22.7	3.0	0.0	0.0	5.3
Asked for key money	(a)	0.0	15.4	53.8	7.7	15.4	7.7	0.0	0.0
	(b)	0.0	1.6	2.3	2.2	6.1	5.9	0.0	0.0
Did you pay it?	(a)	0.0	18.3	36.4	0.0	27.3	18.2	0.0	0.0
	(b)	0.0	1.6	1.3	0.0	9.1	17.8	0.0	0.0
Concerned that tenant rights being violated?	(a)	0.0	27.8	37.0	24.1	3.7	3.7	0.0	3.7
	(b)	0.0	11.7	6.7	28.9	6.1	11.8	0.0	10.5

		Under $100	$100-$150	$151-$200	$201-$250	$251-$300	Over $300	Don't Pay in Cash
Paid standard first and last month's rent	(a)	.6	8.5	44.3	28.7	12.8	4.5	.6
	(b)	42.9	76.4	93.2	91.6	91.3	66.7	20.0
Asked for additional security deposit	(a)	0.0	4.6	45.9	30.3	12.8	6.4	0.0
	(b)	0.0	9.1	21.4	21.4	20.3	21.2	0.0
Did you pay it?	(a)	0.0	7.1	45.2	23.8	14.3	9.5	0.0
	(b)	0.0	5.5	8.1	6.5	8.7	12.1	0.0
Asked for key money	(a)	0.0	7.7	61.5	15.4	0.0	15.5	0.0
	(b)	0.0	1.8	3.4	1.3	0.0	6.1	0.0
Did you pay it?	(a)	0.0	9.1	63.6	9.1	0.0	18.2	0.0
	(b)	0.0	1.8	3.0	.6	0.0	6.1	0.0
Concerned that tenant rights being violated?	(a)	0.0	5.6	50.0	24.1	14.8	5.6	0.0
	(b)	0.0	5.5	11.5	8.4	11.6	9.1	0.0

and cold water and drainboard, sufficient light and ventilation and adequate cupboard and work space.

The percentages of landlord problems fall off at the higher end of rents in dollars but not very much when looking at rent as percentage of budget, and 6.1% of those paying rent in the highest category of over $300 do not feel secure at night (Table 6) and when locking and leaving their residence for the day. This relates to the percentages of students who have found that the landlord enters their premises when the student is not present, without notifying the student in advance. We have not comparable statistics from the non-student renting population by which we might conclude that this is particularly a problem for students, but nevertheless the percentages not only are unacceptable, but indicate an attitude towards students by landlords which is also unacceptable. Nor do students appear to be complaining of building regulations unduly, as the percentages of students in any rent or budget group who believe that their landlords restrictions are unfair are much lower. (Table 6)

TABLE 8

Lack of Privacy, Study Space and Quiet Study Environment by Rent, and Percentage of Budget

Read (a) horizontally as "no" Read (b) as percentage answering "no" in each rent/budget group		Under 25%	25%-35%	36%-50%	51%-60%	61%-70%	71%-80%	Over 80%	Don't Pay in Cash
have private study space	(a)	1.1	24.7	62.4	6.5	2.2	1.1	1.1	1.1
	(b)	5.6	18.0	19.3	13.3	6.1	5.9	50.0	4.8
have quiet study space	(a)	3.7	24.7	59.3	8.6	2.5	1.2	0.0	0.0
	(b)	16.7	15.6	16.0	15.6	6.1	5.9	0.0	0.0
have enough privacy	(a)	3.8	25.0	57.5	10.0	2.5	1.3	0.0	0.0
	(b)	16.7	15.6	15.3	17.8	6.1	5.9	0.0	0.0
have own bedroom	(a)	.9	26.2	57.9	7.5	1.9	3.7	0.0	1.9
	(b)	5.6	21.9	20.7	17.8	6.1	23.5	0.0	9.5

		Under $100	$100-$150	$151-$200	$201-$250	$251-$300	Over $300	Don't Pay in Cash
have private study space	(a)	0.0	9.7	47.3	25.8	11.8	4.3	1.1
	(b)	0.0	16.4	18.7	15.6	15.9	12.1	5.9
have quiet study space	(a)	0.0	8.5	37.8	35.4	13.4	4.9	0.0
	(b)	0.0	12.7	13.2	18.8	15.9	12.1	0.0
have enough privacy	(a)	1.2	9.9	38.3	33.3	12.3	4.9	0.0
	(b)	14.3	14.5	13.2	17.5	14.5	12.1	0.0
have own bedroom	(a)	.9	11.1	48.1	23.1	10.2	5.6	.9
	(b)	14.3	22.2	22.1	16.2	15.9	18.2	5.9

Most students paid the standard first and last month's rent, but an average of 21% of them paying rents between $151 and over $300 were also asked for an additional security deposit. There were lower, but still not negligible demands for key money. Much lower percentages of students paid these demands, which does not necessarily indicate that students know their rights, as persons claiming to operate under the Innkeeper Act may demand whatever the trade will bear in terms of security deposits, advance rent or board, key money, and the like. It is also in these areas that there are notable fluctuations between male and female responses. (Table 7)

Women students tended to be a little more concerned about the condition of their accommodation then men, as 4.7% of women noted condition as the most important criterion, compared with 2.6% of men; condition was one of a number of criteria for 93.3% of women and 83.4% of males, and unimportant to 2.1% of women, compared with 14.0% of men. As noted above, security was more important to women, but access to kitchen or kitchen privileges was almost exactly the same for men and women.

Rents in dollars varied little between the sexes, as did rents by percentage of budget although 5.1% of males live with more than five others, compared with .9% of females. Figures on amenities, study space, quiet and privacy vary little. (Table 10)

Responses for those seeking new accommodation each year, length of search, and month when the search began vary little between sexes, except that 6% of men who rent began looking in September compared with 3.5% of women. The sources of listings used vary little, although a very small fraction more women found their residence by word of mouth. Both sexes looked at about the same number of places, and the distance from university as a criterion was about equal.

Of those who pay for their accommodation with services, no males house-sit, compared with 37% of the females; 25% of women who pay in services are involved with child care, but no women assist with the care of the elderly, or do outdoor maintenance. Of males who pay with services, 7% help with child care, 57% do outdoor maintenance and 7% provide care or companionship to the elderly.

TABLE 10

Female, Male, and Visa Students by Rent and Rent as Percentage of Budget

Read (a) horizontally as "yes" Read (b) as percentage answering "yes" in each rent/budget group		Under 25%	25%-35%	36%-50%	51%-60%	61%-70%	71%-80%	Over 80%	Don't Pay in Cash
Male	(a)	4.2	23.3	51.6	9.5	5.7	1.1	.4	4.2
	(b)	66.7	52.0	48.8	60.0	48.5	17.5	50.0	57.1
Female	(a)	2.2	21.9	54.8	6.5	6.1	5.0	.4	3.2
	(b)	33.3	48.0	51.2	40.0	51.5	82.4	50.0	42.9
Visa student	(a)	2.1	20.7	60.7	15.0	.7	0.0	0.0	.7
	(b)	16.7	22.7	28.4	46.7	3.0	0.0	0.0	4.8

		Under $100	$100-$150	$151-$200	$201-$250	$251-$300	Over $300	Don't Pay in Cash
Male	(a)	1.4	10.1	37.1	29.0	11.9	6.6	3.8
	(b)	57.1	52.7	45.5	53.9	49.3	57.6	64.7
Female	(a)	1.1	9.2	45.0	25.2	12.4	5.0	2.1
	(b)	42.9	47.3	54.5	46.1	50.7	42.4	35.3
Visa student	(a)	.7	4.3	35.7	25.0	22.1	11.4	.7
	(b)	14.3	10.9	21.4	22.7	44.9	48.5	5.9

Males seem to be more vulnerable to landlord pressures; 12.5% of males who rent compared with 10.1% of females, reported that the landlord entered the premises without prior notification, and 16.8% of men reported that they could not reach the landlord if trouble arose, compared with 9.6% of women. Of males who rent, 26% were asked to pay an additional security deposit, compared with 21% women, however 49% of those males asked for an extra deposit paid it, compared with only 26% of the women. Similarly 2.5% of male renters were asked to pay key money and all of them paid it, compared with 1.8% of the females who were asked, and 1.1% who actually paid it. Key money actually paid ranged from $5.00 to $25.00, and security deposits from $50.00 to $100 (above the legal deposit of first and last month's rent).

Men may or may not know their rights, as some of those who paid may have been roomers or boarders, and thus subject to what the trade will bear. It is possible that men may also have more cash available in general, that they can pay, but it is difficult not to conclude that landlords appear to expect males to do

damage, and attempt to exact payment in advance, and that males are in the position of having to pay to get the accommodation.

There are not any outstanding variations when examining results by year, except for a few items which might be expected. Private study space was the most important criterion for 82% of fourth year students; it was not the most important criterion for any first or second year student. The condition of the accommodation also mattered more to fourth year students than to others. More first and second year students reported discrimination against them as students. Rents, both in dollars and as percentages of budget did not vary significantly among the years, except for year four, when 7.2% paid between 71% and 80% of budget in rent, compared with under 1% in any other grouping by year.

CONCLUSIONS

Housing is a major concern for the majority of our students. Over half of our full-time undergraduate population pay rent for their accommodation, in addition, a further one-third are in residence, so that very few of

our students have what might be termed a "free ride" in housing. Another way of stating those proportions is that of the full-time undergraduates not in residence, 86.8% pay for their accommodation. Of that group, 6.7% pay in services, or a combination of rent and services.

Students are paying very substantial portions of their budgets in rent; 70.5% pay more than 35% of their budget in rent. Only 22.7% pay between one-quarter and 35% of their budget as rent, which is generally accepted as the amount of a budget which should be devoted to the cost of accommodation.

We did not ask those who responded whether or not they were on OSAP because that would have made the survey much too long, as grants, parental contributions and appeals would have had to be considered to have made the responses genuinely relevant.

Students must contend with discrimination against them as students, which unfortunately is not prohibited by the various human rights legislation. Our visa students also believe

that they are discriminated against because of their race. Although some of that discrimination may be because they are students, nevertheless, 27.9% of our visa students <u>believe</u> that they are discriminated against because of race. Overall, of those renting, 7.3% believe that they suffered racial discrimination; 5.9% as students; 2.0% because they were first or second year students; .5% met landlords who would only rent to fourth year of graduate students; .5% were refused accommodation because of their sex, and 2.0% because they were smokers.

Students cope with less than ideal conditions by sharing accommodation with other students, and the majority of renters do share. Substantial rents in dollars are not indications of paying for privacy, or a demand for amenities.

Students are vulnerable to demands for extra security deposits and key money. Males appear to be more vulnerable than females, and nearly twice as many males pay these demands than females. Possibly because many students are in accommodation which is not clearly defined in legislation, students who fall under the

Innkeeper's Act have suffered infringement of their privacy, from landlords who enter their premises without permission, and from arbitrary landlord behaviour (see case histories below). There is evidence to indicate that a small number of landlords, perhaps about 1%, are demanding pro-rated rent payments, although it should be noted that under the Innkeeper Act, landlords may demand whatever the trade will bear in advance payments; 9.5% of renting students believe their tenant rights are being violated. What help is available for students? There are good legal aid clinics available in this area, and the MSU Ombudsman helps many students each year, and 41.9% of the renting students would consult him if in difficulties.

RECOMMENDATIONS

1. While the Ontario government is moving to clarify the tenancies legislation, the lack of precise definitions is a serious and ever-present problem. Neither landlords nor tenants know, in many cases just exactly what their rights and obligations are, and the potential for abuse is high. From the student

perspective it is a problem because many students do not have sufficient funds to take legal action. Therefore pressure should be maintained on the government to produce precise definitions as soon as possible, and to keep the issue before the public until that is done.

2. The MSU Housing Office does not operate all year round, but only from mid-May to Labour Day. There needs to be a permanent housing office, computerized, and with a full time coordinator, who should be well versed in the existing legislation. The coordinator would keep student housing before the public through the media, and would work in the community to solicit housing for students and convince potential landlords that renting to students can be a good experience. A full-time coordinator would obviate the confusion which results when the MSU Housing Office closes at Labour Day.

A permanent office, highly visible and easy to locate on campus should be established, and maintained by the university. Such an office would benefit university-student relations, as

a tangible and useful expression of McMaster's concern for its students, and its undergraduates in particular.

3. Housing forums should be held during the school year. The following topics could be presented:

a] existing legislation made comprehensible.

b] how to look for accommodation.

c] assessing potential housing: what to ask, what to look for.

d] assessing a lease.

e] ensuring what must be clarified and agreed in advance.

f] mutual obligations.

g] being a good tenant.

h] getting and keeping the landlord's cooperation.

i] how to deal with harassment or abuse.

j] infringement of rights: what to do about it.

Helen E. Hatton
MSU Researcher

MSU HOUSING OFFICE

The McMaster Students Union, in cooperation with the university, and helped by funding under various government programs such as SEED, has provided a housing office for the past two years (and somewhat different versions of one for some years before that), which functions from mid May until just after Labour Day and the opening of the school year. A major portion of the service has been to make the community aware of the really serious need for student housing, and to encourage and solicit the listing of accommodation for students. Between three and four thousand visits are recorded each summer. Listing books, zone maps, landlord and tenant information and a roommates register are also provided. Previous listings are called each spring to determine if the accommodation is still available and to update any changes in description and rent.

The Housing Office also protects students by refusing to list the accommodation offered by landlords who have been proven to have been unfair, abusive, exploitive or arbitrary, or who have failed to clean up or repair

conditions which are below the lawful standards. On occasion these landlords have become abusive and even threatening, but the housing officers have stuck to their guns and maintained the blacklist. A landlord is not blacklisted until a number of tenants have reported insoluble difficulties or the problems are proven beyond doubt. Funding and personnel are not sufficient to check every listing to ensure that it is as described, but when soliciting accommodation listings in the community, the workers do note the condition. A sample of case histories from the blacklist is given in Appendix I. Appendix II contains samples of case histories provided by the msu Ombudsman.

APPENDIX I: MSU Housing Office Blacklist

Case Histories

1. The landlord rented a student the two rooms in an upper floor of his house. The "flatlet" had a lock on the door. The landlord insisted on entering every day, despite the student's protest, on the pretext of "removing the garbage", a "service" which had not been offered as part of the package

when the student took the flatlet. The landlord consistently went through the student's belongings and threw out the student's class notes for the year.

2. An Asian girl rented an apartment in a private house, paying the first and last month's rent, plus "key money". The landlady consistently entered the apartment and went through the student's things. Items were missing. The student finally left, but the landlady has tracked her down, telephones, abuses her verbally and threatens her family.

3. A landlord listed a number of apartments, some of which were in downtown duplexes. Students who rented them found that they had no hot water and no heat. There were broken windows, which the landlord failed to repair. The students left because of the lack of security engendered by the broken windows.

4. Two girls who rented rooms in a private house subsequently found that the house became excessively dirty, garbage littered and flea ridden. The students left and following their reports, the listing was removed.

5. A landlord offered the full below grade floor of a private house for the sole use of the tenant, at the substantial rent of $600 a month. Students who have rented this accommodation have found that the family enters the area at will and uses the facilities, etc., so that the tenants have had no privacy. There have been many complaints. The accommodation is blacklisted; the landlord keeps demanding that it be relisted.

6. A female student rented a room in a private house. The landlady arbitrarily ordered the girl to "get out" because she was not "nice enough" to the landlady's twenty-two year old son.

7. A landlord rented a duplex which was found to have severe electrical problems. The fire department and Hamilton Hydro-Electric were involved. Hamilton Hydro-Electric finally cut off the electricity to force the landlord to repair, but he will not do so. The student tenants have been unable to get their rent back.

8. A student rented a room in a private house. There were no complaints about conditions or infringement of the student's rights, but the family who owned the house proved to be in a serious pathological state, with outbursts of screaming abuse, violence, beatings, and human feces being left on the floors. The students left. The house is blacklisted.

9. After students had rented a room in a private house, the landlord began to make accusations, and refused to provide rent receipts. The landlord entered the premises, and refused to permit any visitors. Students have described the situation as constant harassment, with attempts to extort additional rent because of the refusal to provide receipts.

10. A large commercial apartment building near the university rented a three bedroom apartment to three girls, who upon finishing their studies, wished to sublet in April for the remainder of the lease, which is legitimate. The building's rental agent agreed without any objections that the student

tenants might sublet, but when the prospective subletting tenants were taken to the rental agent, they were refused. The potential tenants were East Indian or Pakistani, and the rental agent declared that "we don't want any 'Pakkis' in the building".

APPENDIX II: MSU Ombudsman's Case Histories

The following case histories have been provided by the MSU Ombudsman as examples of the situations in which he has been consulted by student tenants.

1. Landlord rented rooms with doors which lock to students. The bathroom is shared, there are kitchen privileges. The landlord required the first and last month's rent. After the students moved in, the landlord then confronted the students with a lease which contained very stringent house rules, which he demanded that the students must sign or be evicted. The students are afraid of being evicted when there is no other accommodation available. This situation infringes upon the Doctrine of Reliance and Inducement as the landlord had already entered into a contract with the students when taking the first and

last month's rent. If he did not provide all information beforehand, he cannot force students to accept additional demands. This case also indicates the pressure landlords may exert upon tenants who have no where else to go.

2. A landlord rented rooms in his private house to three students in the summer, taking the first and last month's rent to hold until the students moved in in September. The house would then contain the three students and the landlord which was acceptable under the zoning laws. The house needed repairs and cleaning, but the landlord assured the students when they paid their deposit that all would be ready for them when they moved in in September. The students arrived in September and found the landlord gone, and three more students living in the house, which breaks the zoning laws. The repairs and cleaning were not done and only three electrical outlets work in the house. The shower does not work, the heating system does not function, fuses blow constantly, and there is no water pressure, only a drip, on any tap. The students are afraid to bring in the Property

Standards officials as they are afraid that they will be evicted, not only because the house in not habitable, but with six unrelated people living in it, the zoning bylaws in a single family area are being infringed.

3. "The Dragon Lady". This landlady, who is Oriental, runs a rooming house for visa students. In addition to the usual rent payments, she demands a $100 deposit on the telephone, which she holds. Student roomers must pay their telephone bills monthly; the deposit is not used as a credit. The landlady also refuses to pay back the telephone deposit when the students leave. The student roomers have to bring in the property bylaw officials, who put pressure on her to force her to give the deposits back. One of her students had poor vision, and used two small high-intensity lamps on his table in order to read. She evicted the student arbitrarily for using the lamps, after she entered his room and saw them. The student was evicted in one day. Another student was similarly evicted for washing his car. Although the students pay for kitchen privileges, they are allowed to use only the stove top, not the oven, and they are only permitted to use the stove at hours

convenient to her. No student is allowed to use the telephone after 9:30 p.m. (The MSU Housing Office has blacklisted this landlady).

4. Students rented a house and agreed that they would leave the end of April. They did not have a written lease, but the students claim that it was agreed that their occupancy would be for the duration of the school year. They were on month to month tenancy, and gave sixty days notice for the end of April. The following September one of the students, now a graduate, visited the campus to see his old roommate, and parked his car in Zone 6. The university's security service, checking on overnight cars, found that there was a Bench Warrant issued against the student for public mischief in the house. The student knew nothing about it, but was put in jail. The student warned his roommate, who checked with the police, and was told that no warrant was issued against him, however, three weeks later the roommate was also apprehended and was put in jail. When the students contacted the Ombudsman, he referred them to Legal Aid. The landlord had the warrants issued by convincing the judge that the students had

punched holes in the walls before leaving. When the case came to trial, it was revealed that the "holes" were the pinholes made by thumbtacks for posters.
Despite this, one student had to pay his costs of several hundred dollars, as he did not come under legal aid.

5. A disabled student who uses a motorized wheelchair rented a bachelor apartment, that is, one bedsitting room, with kitchen and bathroom. After she moved in the landlord approached her and said that she had to have someone help her during the day as her motor skills are limited. The landlord produced a woman of apparent Caribbean background (as was the landlord) and told the student that the woman would help her from 8:00 to 4:00 during the weekday, and that she would pay the woman $40 a week <u>plus</u> room and board in the student's small bachelor apartment. The student however, is on campus during the days, and does not require help at those times, nor did she want to have to take on a boarder in her tiny apartment. She consulted the MSU Ombudsman, who suggested that she ask the woman to produce either proof of landed immigrant status, or her working permit. The

student did this. The woman immediately gathered her things and left. It appears that the landlord is attempting to find employment and housing for illegal immigrants.

ACKNOWLEDGEMENTS

This Report owes much to those who generously gave advice and assistance. Thanks are offered first to Dr. L.J. King, Vice-President (Academic, McMaster) who made the necessary computer time available. McMaster's willingness to support MSU research in this crucial way is indicative of the Administration's continuing undertaking to recognize and support the student perspective. It is particularly valued in this period of acute underfunding, when resources are spread thinly.

Mr. Don Gilchrist of the Computation Services Unit calculated the required computer time for us and engaged the cooperation of his staff. Mrs. Marie Wong prepared the computer program for analysis of the data, and was endlessly helpful. Thanks too to the CSU staff who processed the data.

The Registrar's office prepared the random sampling of names. This is not as simple as it sounds, for the type of accessibility to records which the Registrar requires does not lend itself readily to producing the kind of

specialized list we needed. A considerable amount of hand processing is required. The staff were speedy and helpful, as indeed they have always been when we have asked for specialized material.

The administration of the survey was undertaken entirely by the two 1985-86 Research Assistants, Carolyn Arnold and Jill Dupuis, who were able to engage the cooperation of the hundreds of students who were telephoned . The assistants' admirable discretion in maintaining the confidentiality of the responses, combined with their ability to persuade people to discuss their housing situation, and their tenacity in follow-up resulted in the statistical integrity of the results. The Assistants were also involved in preparing the survey questionnaire.

MSU Ombudsman Bob Jarecki assisted generously in discussion, and provided examples of case histories from his files as examples of the type of problems confronting students who rent or board.

The MSU Housing Officers for 1986, Maureen Ferguson and Teresa Howarth reported case histories, and made many suggestions on how expansion of the Housing Office services would benefit students who rent. In addition, their campaign in the community to solicit more rental accommodation for students helped to make more places available and to increase the community awareness of student need for affordable housing.

The MSU Executives and staff provided strong support. The 1985 Executive were immediately supportive of my proposal to undertake the survey. The 1986 Executive kept my time fairly clear during the summer to enable me to study the data and prepare the report. Ms. Debbie Crevar created a readily accessible text from my draft, and prepared the many tables.

Finally, thanks to the hundreds of patient McMaster students who took the time to answer the survey questions, to think about housing, and reply thoughtfully. Many of them expressed appreciation of the opportunity to participate and to relate their experiences. No student refused to help.

Helen Hatton
MSU Researcher

HOUSING SURVEY

The McMaster Students Union is attempting to determine just what housing conditions are like for our students in terms of cost, privacy, adequate facilities and availability. We would be grateful if you would help us by answering some questions. Your name will not appear on the survey and all answers are confidential. Thank you for helping.

1. Do you pay in money and/or with your services for accommodation?

   a) No ( ) go to Question 23 (Accommodation)
   b) Yes ( )

2. Where do you live during the school year?

   a) Your parent's home ( )
   b) Your own permanent home ( )
   c) Live with relations ( )
   d) Rent ( )
   e) Board ( )

3. Do you, or will you find new accommodation each school year?

   a) No ( )
   b) Yes ( )

4. When did you begin looking this year?

   a) Before April ( )
   b) April - June ( )
   c) July ( )
   d) August ( )
   e) September ( )
   f) Did not have to look-Go to Question 17 ( )

5. For how long did you look for accommodation?

   a) Under two weeks ( )
   b) 2 - 4 weeks ( )
   c) 1 - 2 Months ( )
   d) 3 - 4 months ( )
   e) Over 4 months ( )

6. What services did you use when you were looking?

   a) Placed an ad in a newspaper ( )
   b) Place a want ad on a bulletin board ( )
   c) MSU-McMaster Housing Office ( )
   d) Looked for place advertised in newspaper ( )
   e) Looked for placed advertised on board ( )
   f) None of the above ( )

7. How did you actually find your present residence?

   a) Newspaper advertisement ( )
   b) Bulletin Board Ad ( )
   c) MSU-McMaster Housing Office( )
   d) Yellow Pages listing ( )
   e) Rental Agency ( )
   f) Word of mouth ( )
   g) Walked/drove around looking ( )

8. How many prospective places did you look at before finding one?

   a) Took the first one ( )
   b) Under five ( )
   c) Five to ten ( )
   d) More than ten ( )

CRITERIA you used in selecting your accommodation.

9. How important was the cost of rent to you?

   a) The most important ( )
   b) One of several criteria ( )
   c) Not important ( )

10. How important was the distance from McMaster to you?

   a) The most important ( )
   b) One of several criteria ( )
   c) Not important ( )

11. A self contained apartment has its own private kitchen & bath. How important was self contained accommodation to you?

   a) The most important ( )
   b) One of several criteria ( )
   c) Not important ( )

12. How important was private study space to you?

   a) The most important ( )
   b) One of several criteria ( )
   c) Not important ( )

13. How important was the condition of the accommodation to you?

   a) The most important ( )
   b) One of several criteria ( )
   c) Not important ( )

14. How important was furnished or unfurnished accommodation to you?

   a) The most important ( )
   b) One of several criteria ( )
   c) Not important ( )

15. How important was cooking/kitchen privileges to you?

   a) The most important ( )
   b) One of several criteria ( )
   c) Not important ( )

16. How important was security to you?

   a) The most important ( )
   b) One of several criteria ( )
   c) Not important ( )

COSTS

17. How much rent per month do you YOURSELF pay?

   a) Don't pay in cash ( )
   b) Under $100 ( )
   c) $101 - $150 ( )
   d) $151 - $200 ( )
   e) $201 - $250 ( )
   f) $251 - $300 ( )
   g) Over $300 ( )

18. What percentage of your monthly budget does your rent represent?

   (a) Not applicable ( )
   b) Under 25% ( )
   c) 26% - 35% ( )
   d) 36% - 50% ( )
   e) 51% - 60% ( )
   f) 61% - 70% ( )
   g) 71% - 80% ( )
   h) Over 80% ( )

19. Do you provide any services to your landlord as all or part of your rent?

   a) No ( ) Go to Question 23
   b) Yes

20. What type of Services?

   a) House sitting ( )
   b) Babysitting/child care ( )
   c) House maintenance ( )
   d) Outdoor maintenance ( )
   e) Companion for elderly, invalid/handicapped( )
   f) Other.....( )

21. How many hours a week does this average?

   a) 1 - 10 ( )
   b) 11 - 15 ( )
   c) 16 - 20 ( )
   d) 21 - 25 ( )
   e) Over 25 ( )

22. Do these services interfere with your school work?

   a) No ( )
   b) Yes ( )

ACCOMMODATION

23. Are you living

   a) Alone ( )
   b) With your family ( )
   c) With non-related family ( )
   d) Sharing with students ( )
   e) Sharing with non-student/s ( )

24. How many people share the accommodation?

   a) None ( )
   b) One ( )
   c) 2 - 3 ( )
   d) 4 - 5 ( )
   e) Over 5 ( )

25. Do you have your own bedroom?

   a) No ( )
   b) Yes ( )

26. Do you have your own private study space?

   a) No ( )
   b) Yes ( )

27. Is your study environment quiet enough for your academic needs?

   a) No ( )
   b) Yes ( )

28. Do you feel that you have enough privacy?

   a) No ( )
   b) Yes ( )

29. Do you have access to kitchen privileges?

   a) No ( )
   b) Yes ( )

30. Are these facilities adequate?

   a) Not applicable ( )
   b) No ( )
   c) Yes ( )

31. Do you have access to laundry facilities in the building where you live?

   a) No ( )
   b) Yes ( )

32. Do you have parking privileges?

   a) Don't need parking ( )
   b) No ( )
   c) Yes ( )

33. Does your rent include utilities?

   a) Not applicable ( )
   b) No ( )
   c) Yes ( )

34. Do you have enough hot water?

   a) No ( )
   b) Yes ( )

35. Do you have enough heat?

   a) No ( )
   b) Yes ( )

36. How many people share the bathroom?

   a) I have a private bath ( )
   b) One other ( )
   c) Two others ( )
   d) Three others ( )
   e) Four to Five others( )
   f) Over Five others ( )

SECURITY

37. Do you feel secure at night and when locking your residence for the day?

   a) No ( )
   b) Yes ( )

38. Has your landlord notified you in advance before entering your premises?

   a) Not applicable ( )
   b) No ( )
   c) Yes ( )

LANDLORD AND TENANT RELATIONS If you do not pay in money and/or services for accommodation, GO TO QUESTION 56

39. Are you satisfied with the cleaning and maintenance of your building?

   a) No ( )
   b) Yes ( )

40 Are you able to reach your landlord/superintendent if a problem arises?

a) No ( ) b) Yes ( )

41. Have you faced any discrimination

a) No ( )
b) As a student of any Year ( )
c) As Year I or II student ( )
d) As Year 3 student ( )
e) Landlord will only rent to 4th Year or Grads ( )
f) For your race ( )
g) For your religion ( )
h) For your sex ( )
i) As a smoker ( )

42. Do you feel that any of your landlord's restrictions are unreasonable?

a) No ( ) b) Yes _____ ( )

_____

TENANT RIGHTS

43. Are you familiar with the MSU Booklet Renting In Hamilton?

a) No ( )
b) Yes, found it useful ( )
c) Yes, have not needed it ( )

44. Were you required to sign a lease?

a) No ( )
b) 8 month lease ( )
c) One year lease ( )
d) Took a sublet ( )

45. How many rent payments will you make during the duration of the lease?

a) Not applicable ( )
b) Eight ( )
c) Twelve ( )
d) Duration of sublet ( )

46. Initially, did you pay the standard first and last month's rent?

a) No ( ) b) Yes ( )

47. Were you asked to pay any kind of security or damage depos the last month's rent?

a) No ( ) b) Yes ( )

48. Did you pay it?

a) No ( ) b) Yes ( )

49. Were you asked to pay "Key money"?

a) No ( ) b) Yes ( )

50. If you paid "Key Money" or a Security/Damage deposit, how much did you pay? Does not include last month's rent deposit).

a) Did not pay ( ) b) _____ ( )

51. Do you know it is illegal to be asked to pay a security/damage deposit?

a) No ( ) b) Yes ( )

52. Do you know that you must receive 6% interest on your last month's rent?

a) No ( ) b) Yes ( )

53. Do you know that when your lease ends, you may rent on month-to-month tenancy without penalty or threat of eviction?

a) No ( ) b) Yes ( )

54. Have you been penalized or threatened with eviction if you did not wish to renew your lease but to go on month-to-month rental?

a) No ( ) b) Yes ( )

55. Have you concerns that your rights as a tenant are being violated?

a) No ( ) b) Yes ( )

56. Who would you call for advice if your had difficulties with your landlord?

a) Don't know ( )
b) Parents ( )
c) MSU Ombudsman ( )
d) Legal Aid ( )
e) Friends ( )
f) Other ( )

TRANSPORTATION

57. How do you get to McMaster?

a) Walk ( )
b) Hamilton bus system ( )
c) Bike-spring/fall ( )
d) Other bus ( )
e) Car/Car pool ( )
f) Bike all year ( )

58. How long does it take you to get to McMaster on average?

a) Under 15 minutes ( )
b) 15 - 30 minutes ( )
c) 30 - 60 minutes ( )
d) 1 - 1½ hours ( )
e) 1½ - 2 hours ( )
f) Over 2 hours ( )

59. Are You:

a) Male ( ) b) Female ( )

60. Are You a Visa Student?

a) No ( ) b) Yes ( )

61. Are you in:

a) Year One ( )
b) Year Two ( )
c) Year Three ( )
d) Year Four ( )
e) Year Five ( )
f) Other ( )

PLEASE WRITE ANY COMMENTS THE STUDENTS MAY WISH TO MAKE ON THE BACK PAGE.

THE CORPORATION OF THE CITY OF HAMILTON
City Hall, 71 Main Street West, Hamilton, Ontario L8N 3T4

1988 February 26

NOTICE OF MEETING

Task Force on Student Housing
Thursday, 1988 March 3
7:00 o'clock p.m.
Room 215, Hamilton Public Library
55 York Boulevard

Stella M. Glover
Secretary
Task Force on Student Housing

AGENDA

1. Delegation - Representative of the Metropolitan Hamilton Real Estate Board re: Restricting Advertising of Single Family Properties with Student Housing Potential.

2. Minutes of meeting held 1988, February 18 (attached).

3. Matters arising from the minutes.

4. Report on Legal Implications of amending the definition of "family" in the City of Hamilton Zoning By-Law - Ms. L. Lawrence (attached).

5. Discussion on City Solicitor's Department report re: Restricting Conversations of Dwelling Units (attached).

6. Preparation of Task Force final report.

7. Information Item - Toronto Sun Newspaper Article (attached).

8. Other Business.

9. Adjournment.

SG/lh

Thursday 1988 February 18
7:00 o'clock p.m.
Room 233, City Hall

The Task Force on Student Housing met.

There were present:
Alderman T. Cooke, Chairman
Alderman M. Kiss
Alderman D. Christopherson
Mrs. Sandy Hill - George R. Allan Home and School Association
Mrs. Zelda Rock - resident
Mrs. Margaret Campbell - Ainslie Wood Neighbourhood Association
Mr. Jack Evans - Associate Vice President, University Services, McMaster University
Mr. Bob Jarecki - Ombudsman, McMaster Student Union
Mr. Cyrus Barrucha - McMaster Student Union
Mr. Andrew Campbell - McMaster Student Union
Mrs. Norah Kozicz - resident

Also Present:
Alderman H. Merling
Ms. Joanne Hickey - Planning Department
Mr. Larry Harvey - Building Department
Mr. Paul Kuppe - Building Commissioner
Mr. Jim Thoms, Commissioner - Planning and Development Department
Mr. Dean Barrow - Licencing Department
Miss. Lian Lawrence - City Solicitor's Department
Mr. Don Peters - Fire Prevention Department
Mrs. Marlene Gibson - resident
Mr. Bill Crosby - resident
Mrs. Stella Glover - Secretary

Regrets:
Dr. Joe Homer - resident

Adoption of minutes.

The minutes of the meeting held 1988 January 14 were adopted as amended, to include the word "fiscal" in Mr. Evans statement that no government funding would be available that year for University Housing.

unsuccessful -landlord

The Chairman advised members that he had been unsuccessful in finding a landlord to sit on the task force. However, after requesting direction from the task force, he said he would continue his search.

Rooming & boarding -House Regulations

Miss. Bergetta Bolten spoke on behalf of the Rooming and Boarding House Regulations Working Group of the Regional Food and Shelter Assistance Advisory Committee and presented individual responses to proposals considered by the task force at a previous meeting. Miss Bolten asked that the task force give consideration to, and recognize the fact that, any decisions made would impact on the rest of the city. She stressed the need to generate more housing units which were affordable and adequately maintained and cautioned that any reduction in the amount of student housing in Westdale would aggravate the housing crisis in other areas, particularly downtown.

Mr. Bill Crosby -11 Crestwood Drive

Mr. Bill Crosby of 11 Crestwood Drive attended as spokesman of a residents group in Ward 6. He advised the task force of a rooming house operation which was to be installed next door to his property and asked how this could be allowed in an area zoned "C" - single family. Alderman Merling supporting Mr. Crosby and cited cases where as many as 18 people were living together, calling themselves a "family".

Amendment of the "family" definition.

Ms. Joanne Hickey presented a report on behalf of the Planning and Development Department with respect to the amendment of the "family" definition as contained in the zoning by-law. The report recommended that the definition remain unchanged at the present time due to the fact that this type of by-law was felt to be unenforceable and because the city of Waterloo had their "family" definition challenged in the courts.

Mrs. Campbell advised the task force that the Towns of Dundas, Ancaster and the City of Stoney Creek all had restrictions in their definitions of "family". Mrs. Campbell proposed that the definition of "family" in the City of Hamilton's Zoning By-law No. 6593 be amended to read as follows: "one or more human beings related by blood or marriage or common-law or a group of not more than five human beings whom need not be related by blood or marriage living together as a single house keeping unit".

Discussion took place on the motion and a tabling motion was introduced and carried in order that the legal department could include "three boarders" in the original motion and provide further clarification.

Additional on campus student residence.

Mr. Jack Evans advised the Committee that a proposal was to be forwarded to the relative committee of the Board Of Govenors of McMaster University asking their approval to proceed at the earliest possible time with an additional on campus student residence.

City Zoning By-Law No. 6593

A report with regards to restricting conversions of dwelling units was submitted by Miss. Lian Lawrence of the City Solicitor's Department. She said there were two ways in which this could be done, either by deleting the whole of section 19 of City Zoning By-law No. 6593 or by amending Section 19 in part so as to further restrict the conditions which must be met for a legal conversion. Discussion on this report was tabled until the next meeting.

The Task Force directed that a representative of the Metropolitan Hamilton Real Estate Board be invited to attend the next meeting to discuss restricting advertising of single family properties for sale as income properties with student housing potential.

Rent control copies requested.

A request was made that the Task Force members receive a copy of the Thom report on rent controls prior to the next meeting.

Increased number of year one applicants.

Mr. Evans advised of a large increase in the number of applications for year one studies in Ontario Universities and said McMaster applications were expected to increase by 11.5%. He said the University would be open to proposals from developers who wished to approach them.

Student march at Queen's Park.

The Task Force were advised of a student march on Queen's Park to be held on March 10 and advised that letters and petitions with regard to the housing shortage and the overcrowding in classrooms would be welcome.

Students into private homes -encouraged

A suggestion was made that a policy be adopted encouraging the acceptance of students into private homes. It was further suggested that this matter could be raised at th Alumni Council and that a flyer be distributed encouraging people to take students into their homes.

Cost sharing -brochure

Cost sharing for the brochure was discussed and it was understood that the university would be happy to accept a financial contribution from the city.

Next meeting 88/03/03-7:00 p.m. Hamilton Public Library.

There being no further business the meeting then adjourned.

The next meeting will be held on Thursday, March 3, 1988 at 7:00 p.m. in Room 215 at the Hamilton Public Library.

Taken as read and approved.

Alderman T. Cooke
Chairman

Stella Glover
Secretary

LEGAL IMPLICATIONS OF AMENDING ZONING BY-LAW 6593 TO INCORPORATE THE ABOVE DEFINITION OF "FAMILY".

As the submission from the Planning and Development Department indicates, the validity of exclusionary zoning is currently a controversial and unsettled issue in Ontario.

The London and Waterloo decisions which uphold exclusionary zoning on the basis of the Tiny Township case are under appeal to a higher court. And the Tiny Township decision itself is at risk of being legislatively reversed in the near future.

Accordingly, it is not yet possible to say with any measure of certainty that exclusionary zoning is lawful, and immune from successful challenge. For the time being, it appears to be a lawful zoning device that does not violate the "people zoning" prohibition laid out by the Supreme Court of Canada in Bell. But, that status might well change over the next year or two, as appeals work their way through the court system and Bill 94 works it way through the legislative system.

As a result, any amendment to the City of Hamilton zoning by-law that would, in effect, alter the definition of family to incorporate the notion of exclusionary zoning might well be premature at this point in time. It would be preferable to defer such an amendment proposal until its legality has been addressed with greater definitiveness.

REVIEW OF THE LAW ON EXCLUSIONARY ZONING

For your information and consideration, the following paragraphs outline in more detail the current legal status of exclusionary zoning by reference to the relationship of occupants in a self-contained dwelling unit.

1. In April 1979, the Supreme Court of Canada declared North York's exclusionary by-law invalid.

   The definition of family in the North York zoning by-law included any number of persons related by "bonds of consanguinity, marriage or legal adoption", but it did not make any provision for groups of unrelated persons to live together as a family.

In declaring this definition invalid, the Supreme Court of Canada reasoned that the device of adopting "family" as the only permitted occupants of a self-contained dwelling unit amounted to "people zoning". It ruled that municipalities do not have the power to zone by reference to the relationship of occupants in a building; municipalities are empowered to zone by reference to use of buildings only.

This is the effect of the decision in Bell v. The Queen [1979] 2 S.C.R. 212. And since it is a decision of the Supreme Court of Canada, all provincial courts are now bound by it, and must apply it.

2. In January 1980, Tiny Township's definition of family was challenged as invalid, on the basis of the decision in Bell. This challenge was heard by the Supreme Court of Ontario.

In the reasons for judgment, the Court noted that the Tiny Township definition of family was quite different from the North York definition. It did not confine the concept of family to persons related by blood or marriage; it also provided for common-law relationships and unrelated groups of persons. As a result, the Court reasoned that this definition incorporates most types of usual living arrangements for persons who live together in a single family dwelling.

On that basis, the Tiny Township definition of family was deemed not to be discriminatory, and was upheld as a valid zoning device to regulate the use and character of residential premises.

3. This decision was appealed to the Ontario Court of Appeal, which is the highest court in the province. In October 1980, the appeal was dismissed.

Residents who initiated the action against the Township of Tiny then requested permission to appeal this decision to the Supreme Court of Canada, Permission was denied in December 1980.

This means that, at this point in time, both the Supreme Court of Canada decision in Bell and the Supreme Court of Ontario decision in Tiny Township together represent the law in Ontario with respect to exclusionary zoning by reference to the relationship of occupants in a self-contained dwelling unit.

Exclusionary zoning of the Tiny Township variety is a legally valid zoning device, but exclusionary zoning of the more restrictive North York variety is not valid zoning.

4. The City of Waterloo amended its zoning by-law in 1978 to permit 5 unrelated persons to be included in the definition of family. Prior to this, the Waterloo zoning by-law defined" family" in a manner similar to the impugned North York definition.

The City of Waterloo now defines "family" in terms of the following:

- any number of persons related by blood, marriage or adoption plus up to 3 unrelated persons.

- <u>or</u> up to 5 unrelated persons.

This definition is less restrictive than the Tiny Township definition.

In 1987, the City attempted to enforce this provision of its zoning by-law, by laying charges in provincial court. These charges were defended on the grounds that the definition of family in the by-law was invalid. The Justice of the Peace who heard the charges agreed, and ruled the Waterloo definition invalid.
The City successfully appealed this ruling to a Judge of the Provincial Court, who upheld the definition of family on the basis of the <u>Tiny Township</u> decision.

However, it is important to keep in mind that this Waterloo decision is a "lower-court" decision. Other courts are not obligated to follow it. Moreover, it is under appeal to the Ontario Court of Appeal, where it is not expected to be heard before late 1988.

5. The City of London also has an exclusionary zoning by-law. It was enacted in April 1987; and permits a maximum of 4 unrelated persons to occupy a single dwelling unit as a "family".

Within months, this newly amended definition of "family" was challenged by way of appeal to the Ontario Municipal Board. The appeal was heard in late 1987, and the decision was released on January 13, 1988.

Essentially, the O.M.B. recognized that both Bell and Tiny Township collectively represent the law on exclusionary zoning in Ontario. It upheld London's definition of family as "good planning in the circumstances", while at the same time acknowledging that such a measure will not resolve the issue of inadequate affordable housing.

However, it must be noted this, too, is a "lower-level" decision. It is vulnerable to reversal on appeal to a higher court. And it is my understanding that this decision is under appeal.

6. With both the London and Waterloo decisions under appeal, their authority is tentative at best.

Yet, even if these decisions are judicially upheld on appeal, there is a Bill before the provincial legislature, and scheduled for 2nd reading in late May of 1988, that could significantly impact on the issue of exclusionary zoning.

If Bill 94 is enacted,it will have the effect of legislatively reversing the Tiny Township decision, and making all zoning by reference to the relationship of occupants within a dwelling unit invalid and illegal.

7. For these reasons, the proposal of the Planning Department to defer any amendment to the definition of family in the City's zoning by-law No.6593, as premature at this point in time, can be supported from a legal perspective.

Lian Lawrence,
for K.A.Rouff
City Solicitor

LL;hk
Attach.

Township of Tiny

and s. 3.26(32) defines "family" as follows:

> "'FAMILY' means one or more human beings related by blood or marriage, or common law marriage or a group of not more than three human beings who need not be related by blood or marriage, living together as a single housekeeping unit. 'Family' also includes domestic servants or not more than two roomers or boarders. 'Common law marriage' means a man and a woman living together as a family without the sanctity of marriage."

MEMORANDUM • CITY OF HAMILTON

5.

TO :	Alderman Terry Cooke, Chairman and Members of Task Force on Housing	YOUR FILE:	
FROM :	Lian Lawrence City Solicitor's Department	OUR FILE :	130-53.1 40-5.0(35) 60-13.1
SUBJECT :	Restricting Conversions on Dwelling Units S.19 Zoning By-law No. 6593	DATE :	February 16,1988

Further to your request of January 27, 1988, I respectfully submit the following information on the above-captioned matter.

1. Section 19 of the City of Hamilton Zoning By-law No.6593 permits dwellings that were built prior to July 25, 1940 to be converted into dwellings that contain more dwelling units, provided that certain specified conditions are met, such as a minimum size requirement of 65.0 sq. metres for each proposed new dwelling unit.

2. These s. 19 conversions may be restricted in two ways:

   (a) by amending a part of s.19, so as to further restrict the conditions that must be met for a legal conversion;

   or

   (b) by amending the general text of the zoning by-law so as to delete s.19 in its entirety.

3. The power to exercise either of these options is conferred on municipal councils by s.34 of the Planning Act, 1983, which authorizes municipalities to regulate and to prohibit not only the use of lands but also the use of buildings, for certain purposes.

4. However, this power is subject to some overriding considerations with respect to the legal validity of by-laws enacted pursuant to this authority. In particular, care must be taken to ensure that all such by-laws, including amending by-laws, meet certain criteria, such as (but not limited to) the following:

(a) They must be passed in good faith, and not for any improper purpose;

(b) They must be passed in the interest of the general public, and apply generally throughout the City of Hamilton;

(c) They must not be discriminatory in their operation, i.e., they must apply equally to all affected property owners, and to all new dwelling conversions, within the City of Hamilton;

(d) They must conform to the Official Plans of the City of Hamilton and the Regional Municipality of Hamilton-Wentworth;

(e) They must be passed in accordance with the procedural requirements of the Planning Act, 1983.

5. If the Housing Task Force, and ultimately the City Council, were to elect either of the options referred to in Item 2 above, the overall effect would be to bring all new conversions under a new set of standards, as of the effective date of the amending by-law. That new set of standards may consist of stricter conditions for dwellings built prior to July 1940 (as in 2(a) above), or it may extend the standards that apply to conversions of dwellings built after July 1940 to the conversion of dwellings built prior to July 1940 (as in 2(b) above).

6. In either case, it would be necessary for the Task Force, and Council, to be satisfied that it is in the interest of the general public of Hamilton to revise the present requirements for dwelling unit conversions. For example, such amendments ought not to be considered for the sole purpose of controlling the student population in the Westdale area.

7. In addition, it would be necessary to guard against any illegal discriminatory effect in the operation of either type of amendment. Accordingly, conversions that have already been completed, as well as conversions currently in progress, should continue as legal,non-conforming uses, unaffected by amendments made to the general zoning by-law.

8. Any attempt to make either type of amendment operate retroactively (so as to alter the status of existing converted dwellings),or to make either type of amendment operate unequally throughout the City, will make the validity of the amending by-law vulnerable to challenge on grounds such as those enumerated in Item 4 above (e.g., discrimination,improper purpose, abuse of process, lack of authority etc.).

9. In summary, it is our view that s.19 of Zoning By-law 6593 may be amended, in whole or in part, in order to further restrict dwellings that may be converted thereafter,

provided that the amending by-law applies generally throughout the City of Hamilton;

and provided that existing conversions, both completed and in progress, continue as legal, non-conforming uses.

Lian Lawrence,
for K.A.Rouff
City Solicitor

LL;hk
Attach.

SECTION NINETEEN - CONVERTED DWELLINGS REQUIREMENTS

19. Notwithstanding anything contained in this By-law, any dwelling erected prior to the 25th day of July, A.D. 1940, may be converted so as to provide a greater number of dwelling units, provided that all the following stipulations are complied with, namely: (8158/57) (6801/51)

(i) that same is structurally suitable for the proposed conversion; (6692/51) (6801/51)

(ii) that in a residential district in which no dwellings except single-family dwellings are permitted, there shall be no increase in the cubic contents of any dwelling; (9438/61) (6801/51)

(iii) that each of the proposed new dwelling units has a floor area of at least 65.0 square metres (699.65 square feet), including common halls and stairways, but excluding the area of the cellar, if any, and of any porch, verandah or other such space which cannot lawfully be used as living quarters; (6801/51) (79-288) (80-049)

(iv) that there shall be no outside stairway other than an unenclosed fire escape; (6801/51)

(v) that the external appearance and character of the dwelling is preserved; (6801/51)

(vi) that in a residential district in which no dwellings are permitted except single-family dwellings, and on a lot having an area of at least 270.0 square metres (2,906.26 square feet), there may be provided two dwelling units; (9438/61) (6801/51) (79-288) (80-049)

(vii) that in a D district there shall be provided a total of not more than three dwelling units, and that the area of the lot is at least 270.0 square metres (2,906.26 square feet); and (6801/51) (79-288) (80-049)

(viii) that in any district except one in which no dwellings are permitted but single-family dwellings and two-family dwellings, the number of dwelling units may be increased to three, in a dwelling on a lot having an area of at least 270.0 square metres (2,906.26 square feet), and may be increased to a greater number than three, in a dwelling on a lot having an area of at least 450.0 square metres (4,843.76 square feet), provided further that in no case shall there be less than 65.0 square metres (699.65 square feet) of lot area for each dwelling unit, except in the case of a dwelling unit in which the only rooms are the bathroom, kitchen and living room, the last of which contains the sleeping accommodation, in which case the required lot area may be reduced to 37.0 square metres (398.26 square feet). (6801/51) (9438/61) (79-288) (80-049)

19. (ix) that there are parking spaces and manoeuvring space and access driveways provided in accordance with the requirements of section 18A; and (8175/58) (8158/57) (83-66)

(x) that front yards, side yards and rear yards are provided in accordance with the provisions applicable to the district in which the lot is included, upon which the proposed converted dwelling is situate, for any addition or enlargement as permitted above. (8175/58) (8158/57)

7.

COULD LOSE LOTS

Don't let inspector in

Dear Mary:
The Scarboro building inspector wants to come and have a look at a basement apartment I own. Must I let him in or can I ignore this notice?
J. Jordan, Markham

THE RENT REPORT

By Mary Wood

Dear J. Jordan:
Ignore it. Unless they come back with a search warrant you don't have to let anyone in.

Scarboro is meant to be adopting a more lenient attitude to zoning infringements such as basement apartments in single-family areas but the message is not getting through to the buildings inspection branch.

You have nothing at all to gain by letting a building inspector in to look at your house. Zero. Zilch. But everything to lose. The moment he sets his eyes upon an illegal basement apartment the inspector cannot rest until you either make a successful application to the committee of adjustment or tear out the offending kitchen. His job depends on it.

Judges are very loathe to issue search warrants just to check out the possibility of a zoning infringement so keep ignoring the notices from the property standards division just as long as you can.

Dear Mary:
I'll be moving in the near future and would like to get some money back for the very expensive broadloom I installed in my unusual-shaped apartment. I want to sell it to the new tenant but have heard this could land me in trouble. What should I do?
Cathy Donnelly, Scarboro

Dear Cathy:
You can't sell that carpet because the residential rent regulation act says that a tenant can't require a sub-lessee to pay for goods or services over and above the rent. And if you take it up you'll be in trouble under the L&T act because it will make the place look poorly maintained. Your mistake was in putting down expensive broadloom. Tenants often put up new wallpaper, kitchen flooring etc. but they have to be prepared to leave it behind when they go because any permanent fixture becomes the property of the landlord.

The best you can hope for is a token payment of $100. Go any higher and you'll run the risk of being charged with asking for key money. That mistake cost Peter Maloney of Scarboro a $250 fine and lot of public embarrassment.

Dear Mary:
One of my tenants damaged their fridge by using a knife to speed the defrosting process. Who is responsible for the repair of the fridge? Me, as landlord, or the tenant as the person who caused the damage? A spare fridge has been replacing the broken one.
J. Dealmeida:

Dear J. Dealmeida:
Before I'd answer that question I'd like to know the age of the fridge. As far as I'm concerned non self-defrosting fridges went out the door 20 years ago, especially in rental situations where tenants can't be trusted to keep the darn things cleaned regularly.

A tenant is responsible for repairing any damage caused wilfully but if the fridge is so old it's probably not worth going to the bother of spending much money on it.

If the tenant is happy with the standby fridge you've provided then don't make a fuss about repairing the old one. And if the tenant pays his rent on time and causes you no other problems then let the matter rest.

IN SHORT

Jerry Hilcock: Remind your landlord that he must pay you the 6% interest due on your prepaid last months rent whether he likes it or not. An annual exchange must take place where he advances this to you and in return you give him a cheque to bring that prepaid rent up to the current rate.

J.H. Bennett: Copies of the Landlord and Tenant Act may be purchased from the Ontario Government Bookstore at 880 Bay St., Toronto. All legislation relevant to income properties is provincial although municipal bylaws cover items like zoning and health.

Mary Wood will answer your questions on all aspects of landlord/tenant affairs each Wednesday and Sunday. Write to The Rent Report, Money Section, Toronto Sun, 333 King St. E., Toronto M5A 3X5.

THE CORPORATION OF THE CITY OF HAMILTON
City Hall, 71 Main Street West, Hamilton, Ontario L8N 3T4

enter

1988 March 4

NOTICE OF MEETING

Task Force on Student Housing
Thursday, 1988 March 17
5:15 o'clock p.m.
Room 233, City Hall

Stella Glover

Stella M. Glover
Secretary
Task Force on Student Housing

Please be advised that this meeting will be strictly a brainstorming session and no pre-set agenda will be followed.

THE CORPORATION OF THE CITY OF HAMILTON
City Hall, 71 Main Street West, Hamilton, Ontario L8N 3T4

1988 April 7

NOTICE OF MEETING

Task Force on Student Housing
Thursday, 1988 April 14
7:00 o'clock p.m.
Room 264, City Hall

Stella Glover
Secretary
Task Force on Student Housing

AGENDA

1. Discussion and Review of Draft Final Report (copy attached)
2. Other Business
3. Adjournment

DRAFT

FOR ACTION

REPORT TO: SUSAN REEDER, SECRETARY
PLANNING AND DEVELOPMENT COMMITTEE

DATE: 1988 April 7
COMM FILE:

FROM: STELLA GLOVER
SECRETARY OF THE TASK FORCE ON
STUDENT HOUSING

DEPT. FILE: 4480

SUBJECT:

Final recommendations from the Student Housing Task Force.

RECOMMENDATIONS

That the Task Force on Student Housing recommends that Council adopt the following policies:

1. Permanent Housing Committee

   i) That the University establish a permanent housing committee (composed of City representatives, students, university administrators, landlords and residents) to review data on student housing and to address issues related to student housing problems.

   ii) That the Housing Committee develop a behavior standards pamphlet for those students residing in the Community in off campus housing and develop ways to educate and to inform those students in the adherence to those standards.

2. City Policy/By-laws and Enforcement

   i) That the "family definition as contained in Zoning By-law No. 6593 be amended on the following basis:

   "Family" shall mean:

   1. one person with or without the accommodation of not more than three lodgers.

Tabled 2. any number of persons related to each other by blood, marriage, legal adoption, or foster parentage, with or without the accommodation of not more than three lodgers.

3. any number of persons, two of whom live together in a conjugal relationship outside marriage and either one or both of whom are related to the remainder by blood, marriage, or legal adoption, or foster parentage, with or without the accommodation of not more than three lodgers.

4. five or fewer persons, irrespective of the relationship if any between them.

occupying premises and living as a single housekeeping unit;

but does not include a person or group of persons occupying:

5. a residential care facility, a short term care facility, a room or suite in a hotel, hostel, or lodging home, tourist home and any institutional accommodation.

Tabled ii) That section 19 Converted Dwelling Requirements of Zoning By-law No. 6593 be deleted.

iii) That the City of Hamilton allow City Officials to enforce the zoning by-law, property standards by-law, backyard by-law, licensing by-law, (lodging home), etc., under the Provincial Offences Act (ticketing offending persons) in an effort to increase effectiveness of enforcement.

iv) That Council be requested to amend its policy to actively pursue enforcement of various maintenance by-laws instead of operating on a complaint basis only. The present policy was adopted by Council on September 25, 1984 to include buildings on either side of property against which a complaint was received. The task force may wish to designate certain areas for concentrated investigation.

v) That additional staff be provided to the Building Department (to implement Recommendation 2. iv) for a six-month trial basis commencing July, 1988 to deal with complaints respecting Ward 1 accommodation.

vi) That the appropriate by-laws be amended to permit the licensing of existing unlicensed lodging houses only in this section of the City (grandfathering). This would permit the various City departments to regulate this business and set minimum standards.

Tabled vii) That the Transportation Services Committee meet with the proposed Housing Committee to review the transportation needs of the students with a view to improving service across the region;

viii) That the Police, By-law Enforcement Officers and City Hall staff continue to be a visible force to attend to potential problem situations, especially during McMaster's peak student entertainment activities such as orientation, graduation, homecoming, etc.;

ix) That the Municipal (Hamilton) Non-Profit Housing Corporation approach McMaster University and the Student's Union with a view to forming a co-operative, to provide student housing with Provincial government monies;

x) That the Planning and Development Department prepare a map identifying all higher density areas within the region which are suitably zoned for the construction of multiple student accommodation.

3. University Policies

i) The University actively pursue the development and provision of additional on and/or off-campus housing.

ii) That entrance to on-campus resident accommodation should take into account the permanent residence of the student, as well as his academic standing. Students whose principal residence is in the immediate Hamilton-Wentworth area should be given a lesser priority.

iii) Notwithstanding Item 3 ii), that every possible effort be made to ensure freshman admission to residence if that is the type of accommodation they prefer, regardless of the site of their primary residence.

iv) That its code of behavior for residents continue to be rigorously and consistentley enforced. This Task Force has noted that the code of behavior expected by the University for its residence students is not being enforced.

v) That the University make use of resource groups such as The Lady Hamiltons, The Chamber of Commerce and The Regional Tourism Association, etc., during orientation week to assist in acclimatizing students and their families to living in Hamilton. the University could continue to utilize these volunteers in an on-going ad hoc basis, whenever their expertise would be beneficial.

4. Lease/Agreement

i) The University educate and encourage the students to enter into lease or rental agreements with landlords.

5. Promotion and Education

i) That the University, in conjunction with the City of Hamilton, publish a brochure:

- o outlining the students' and residents' rights and obligations under the City of Hamilton by-laws (Property Standards, Backyard, Noise, Traffic, Zoning and Licencing [Lodging Home], etc.);
- o listing the various City/Regional Departments and their responsibilities, and where a person can register a complaint;
- o promoting families to accept students as boarders.
- o hints on being a "good neighbour";
- o encouraging landlords and lodging home operators to assign and include in rental/lease agreements or other relevant documents, responsibilities for matters such as yard maintenance/snow shovelling, and to outline the number and locations of legal parking spaces per dwelling.

ii) That Consideration be given to the University and residents forming a committee to welcome students into the Westdale/West Hamilton community in the fall.

iii) That the building of off-campus cooperative apartments or buildings erected by private enterprise be encouraged in areas where it is suitably zoned.

iv) That the Task Force, in conjunction with University administration, Student Union and the City of Hamilton, lobby Queen's Park to modify rent controls so as to encourage and increase the stock of multiple rental housing.

Stella Glover
Secretary of the Task Force
on Student Housing

FINANCIAL IMPLICATIONS

Not known at this time.

BACKGROUND

On September 16, 1987, the Planning and Development Committee approved the formation of a task force to deal with the issue of "Student Housing" in the Westdale/West Hamilton Community.

Accordingly, the following ten-member task force was struck:

Alderman T. Cooke, Chairman
Alderman M. Kiss
Alderman D. Christopherson
Ms. Margaret Campbell, representing Ainslie Wood Neighbourhood Association
Mr. Jack Evans, Associate Vice-President of University Services, representing McMaster University
Mr. Bob Jarecki, Ombusman, representing McMaster Student Union
Ms. Zelda Rock, resident
Ms. Sandy Hill, representing George R. Allen Home and School Association
Dr. Joe Homer, resident
Ms. Nora Kozica, resident

In addition, staff from the Planning, Building, Clerk's (Licensing), Legal, Fire, Police and Health Departments were in attendance. The members and staff complement was approved by the Planning and Development Committee on October 14, 1987. The composition of the task force was amended at the February 24, 1988 Committee meeting to include two students, Andrew Campbell and Cyrus Barucha from the McMaster University Student Union.

Since October 1, 1987, the task force has met on nine (9) occasions. The objective of these meetings was to determine the basis and the magnitude the student/resident conflict and to develop a strategy with both short and long term initiatives to combat or mitigate "student housing" and "community" problems.

Before the task force formulated policies and recommendations, it was essential to get feedback from the students and residents in the community. Two public meetings were held; one in the Ainslie Wood East Neighbourhood and the other at McMaster University. Both meetings were well attended, with 400 and 130 persons, respectively. On both occasions, the public had the opportunity to address the task force, as well as submit written submissions.

In addition, two surveys were distributed at the meetings. Each of the surveys target different sectors of the population: the students and residents. Both groups are faced with different problems and needs and, as a result, the separate surveys address those differences.

The residents' survey revealed that the two major problems from a community stand point are:

1) unkempt properties; and,

2) too many students in a house.

Too many student houses followed behind in a close second. The students' survey (albeit a small sample size, 42 respectively) indicated that 76% of the students were paying upwards of 36% of their monthly budget on rent. As a result, they could not afford to live with a small number of students. With this global overview in mind, the task force set out to establish recommendations.

The recommendations, as set out in this report, are an attempt to satisfy both the needs of the community and the students.

The recommendations are divided into five main groups:

1) City Policy/By-laws and Enforcement
2) University Policies
3) Lease/Agreement
4) Promotion and Education
5) Permanent Housing Committee

The backbone of this report is based on a similar report prepared by Waterloo's Task Force on Student Housing. Many of the problems faced by Hamilton residents and students same as those felt by other university cities/towns. Waterloo and Hamilton appear to be the only two cities which have struck a task force to deal with these problems.

FULFILLMENT OF PROPOSED RECOMMENDATIONS

During the Task Force's deliberations over the past several months, some of the recommendations as outlined on pages 1 to 5 have been implemented either in whole or in part.

o Recommendation 3(i) - Provision of additional on-campus housing

In February, 1988, McMaster Administration recommended to the Board of Governors that a residence should be built on campus to house approximately 375 students at a cost of $6.5 million. The Board of Governors has yet to make a final decision on this matter.

o Recommendation 5(i) - Publication of brochure outlining students' and residents' rights in the community

The McMaster Students Union is currently preparing the "good neighbour" brochure for students which gives hints on being a "good neighbour", the City/Regional by-laws, etc.

The publication is expected to be available by May, 1988.

In addition, the Student Union, with financial assistance from the University, is updating an existing publication titled Renting in Hamilton. This booklet deals with applicable laws relating to "renting".

NEW MCMASTER INITIATIVES

Recently, the Student Union has formed a new committee called the Student-Tenant Association (STA). It was set up primarily in response to a growing number of complaints involving student housing. The objectives of the STA are three-fold:

1. to provide neutral information (i.e., rental situations, applicable by-laws, leases, legislation, etc.) to interested persons (primarily students, though);

2. to liaise with government agencies, legal clinics and other appropriate agencies to ensure the information bank is up-to-date;

3. to form a committee which will act as a mediator between landlords and tenants. The committee members will represent tenants, landlords and interested community people.

The Student Union is currently setting up the information bank and it is expected to be up and running by the summer of 1988. The mediation committee is slated to be functioning by the fall of 1988.

CONCLUSION

Based on the foregoing, the recommendations can be supported.

0217P

THE CORPORATION OF THE CITY OF HAMILTON
City Hall, 71 Main Street West, Hamilton, Ontario L8N 3T4

1988 April 27

NOTICE OF MEETING

Task Force on Student Housing
Thursday, 1988 May 5
7:00 o'clock p.m.
Room 233, City Hall

Stella Glover

Stella Glover
Secretary

AGENDA

1. Minutes of the meeting held 1988 April 4. (attached)

2. Matters arising out of the minutes.

3. Revised Draft Final Report (to be circulated separately)

   (a) Item 2 (ii) - Removal of Section 19 from Zoning By-law - **Larry Harvey.** (attached)

   (b) Item 2 (iv) - Licensing of Lodging Houses - **Dean Barrow.** (attached)

4. Information Items

   (a) Final Report of City of London Task Force on Student Housing. (attached)

   (b) Article from Ministry of Municipal Affairs (attached)

5. Other Business.

6. Adjournment.

SG/jc

1

Thursday 1988 April 18
7:00 o'clock p.m.
Room 264, City Hall

The Task Force on Student Housing met.

There were present: Alderman T. Cooke, Chairman
Alderman M. Kiss
Alderman D. Christopherson
Mr. Jack Evans, Associate Vice-President University Services, McMaster University
Mrs. Zelda Rock, resident
Mrs. Margaret Campbell, Ainslie Wood Neighbourhood Association
Mrs. Sandy Hill, George R. Allan Home & School Association
Dr. Joe Homer, resident
Mr. Andrew Campbell, McMaster Student Union
Mr. Cyrus Barucha, McMaster Student Union
Mrs. Norah Kozicz, resident

Also present: Ms. Suzan Fraser, McMaster Student Union
Mr. Michael MacLaren, McMaster Student Union
Mr. K. K. Kiernan, Fire Prevention Department
Ms. Joanne Hickey, Planning Department
Mr. Larry Harvey, Building Department
Ms. Lian Lawrence, City Solicitor's Department
Mr. Joe McCauley, Department of Health Services
Mr. Dean Barrow, Licensing Department
Mrs. Marlene Gibson, resident
Mrs. Stella Glover, secretary

Welcome
Resignation of B.Jareck

The Chairman welcomed everyone to the meeting and advised that Mr. Bob Jarecki would no longer be with the Task Force. He conveyed Mr. Jarecki's appreciation for the co-operation of the Task Force.

Draft Final Report

The Task Force reviewed the recommendations of the Draft Final Report as follows:

1. Permanent Housing Committee

i) Carried, as amended, to read:

That the City, in conjunction with the University and Student Union, establish a permanent Housing Committee (composed of City representatives, students, University administrators, landlords and residents) to review data on student housing and to address issues related to student housing problems.

ii) Carried, as amended, to read:

That the Housing Committee develop a brochure for those students residing in the community in off-campus housing and develop ways to educate and to inform those students as to the nature of the community and expected standards of behaviour.

Discussion on Item 2 - City Policy/By-laws and Enforcement, was deferred until after Items 3, 4 and 5 were discussed.

3. University Policies

i) Carried, as amended, to read:

That the University be encouraged to actively pursue the development and provision of additional on and/or off-campus housing.

ii) &
iii) Tabled.

iv) Carried, as amended, to read:

That the University be encouraged to assess its policy so that its code of behaviour for residents continue to be rigorously and consistently enforced.

v) Carried, as amended, to read:

That the University be encouraged to continue to make use of resource groups such as The Lady Hamiltons, The Chamber of Commerce and The Regional Tourism Association, etc., during orientation week to assist in acclimatizing students and their families to living in Hamilton. The University could continue to utilize these volunteers in an ongoing ad hoc basis, whenever their expertise would be beneficial.

4. Lease/Agreement

i) Deleted.

5. Promotion and Education

Carried as amended to read:

i) That the University, in conjunction with the City of Hamilton, publish brochures to address the following:

- Outlining the students' and residents' rights and obligations under the City of Hamilton by-laws (Property Standards, Backyard, Noise, Traffic,Zoning and Licensing [Lodging Home], etc.);
- listing the various City/Regional Departments and their responsibilities, and where a person can register a complaint;
- promoting families to accept students as boarders;
- hints on being a "good neighbour";
- encouraging landlords and lodging home operators to assign and include in rental/lease agreements or other relevant documents, responsibilities for matters such as yard maintenance/snow shovelling, and to outline the number and locations of legal parking spaces per dwelling.

ii) That consideration be given to the University, the McMaster Student Union and residents forming a Committee to welcome students into the Westdale/West Hamilton community in the fall.

iii) That the building of off-campus co-operative apartments or buildings erected by private enterprise be encouraged in areas where it is suitably zoned.

iv) That the City of Hamilton, in conjunction with University administration and Student Union, lobby Queen's Park to modify rent controls so as to encourage and increase the stock of multiple rental housing.

The section "Background" was carried, as amended, to read:

- Mention to be made of the many other people who were turned away from the first public meeting due to lack of space in the hall.

- Reference to the numerous letters and written submissions received as well as 2 petitions signed each by over 2,000 people.

  The first 5 problems outlined in the residents survey are to be included.

The section "Fulfillment of Proposed Recommendations" was carried, as amended to read:

- Recommendation 3 (i) - Provision of additional on-campus housing - was amended to read:

  In February, 1988, McMaster administration agreed to recommend to the Board of Governors that a residence should be built on campus to house approximately 385 undergraduate students at a cost of $8.3 million. This matter will be considered at the April 28th meeting of the Board of Governors.

- Recommendation 5 (i) - Publication of brochure outlining students' and resident's rights in the community - was amended to read:

  That the University has under preparation the "Good Neighbour" brochure for students which gives hints on being a "Good Neighbour". The publication will be available by May, 1988.

  In addition, the Student Union, with financial assistance from the University, is updating and expanding an existing publication titled Renting in Hamilton. This booklet deals with applicable laws relating to "renting".

The section "New McMaster Initiatives" was carried, as amended to read:

Recently, the Student Union and the University have created new services, the Student/Tenant Association and the Off-Campus Housing Office respectively. These were created in order to better serve the McMaster students in the field of housing. The objectives of the S.T.A. are three-fold:

1. to provide neutral information (ie rental situations, applicable by-laws, leases, legislation, etc.) to interested persons (primarly students, though);

2. to liaise with government agencies, legal clinics and other appropriate agencies to ensure the information bank is up-to-date;

3. to investigate the feasibility of forming a Mediation Committee between landlords and tenants. The Committee members will represent tenants, landlords and interested community people.

Item 2 was then raised from the table.

2. City Policy/By-laws and Enforcement

i) Carried. A recorded vote was taken on this motion as follows:

YEAS	NAYS
Alderman Cooke	Ald. D. Christopherson
Alderman Kiss	Andrew Campbell
Sandy Hill	Jack Evans
Joe Homer	Cyrus Barucha
Zelda Rock	
Norah Kozicz	
Marg. Campbell	
7 total	4 total

ii) Tabled for written clarification at the next meeting.

iii) Carried, as amended, to read:

That the City of Hamilton take the necessary steps to allow City officials to enforce the Zoning By-law, Property Standards By-law, Backyard By-law, Licensing By-law, (Lodging Home), etc., under the Provincial Offences Act (ticketing offending persons) in an effort to increase effectiveness of enforcement.

iv) Carried, as amended, to read:

That Council be requested to amend its policy to actively pursue enforcement of various maintenance by-laws instead of operating solely on a complaint basis.

v) Carried, as amended, to read:

That additional staff be provided to the Building Department to deal with Property Standard violations, recognizing the areas of special problems this Task Force has identified.

vi) Considerable discussion took place on the licensing of Lodging Homes. Concern was expressed by the representative of the Student Union that the problems of student housing were not being addressed. This was refuted by Alderman Kiss who stated that these problems were being dealt with by existing City departments and that the Task Force had pushed McMaster to

stating that McMaster University had begun consideration of additional on-campus housing in August, 1987, pre-dating the Task Force.

An amending motion was made by Alderman Christopherson as follows:

"That it be recommended that the Planning and Development Committee investigate the feasibility of appropriate by-laws being amended to permit the licensing of Lodging Houses in order that the City of Hamilton may regulate these business and set minimum standards".

A tabling motion was made by Sandy Hill and carried and a staff report is to be prepared for the Task Force on the feasibility of proceeding with licensed Lodging Homes and the impact on property values by such licensed Lodging Homes.

Alderman Kiss went on record as being opposed to any further Lodging Homes in Ward 1.

Discussion on Items 2 (vii), (viii), (ix) and (x) tabled until the next meeting.

Other Business:

The President of the Student Union introduced Suzan Fraser, President elect, and Michael Cameron the Chairman of External Affairs, and asked that they be included as members of the Task Force. The Chairman suggested that Sue Fraser be appointed to replace Bob Jarecki and asked Cyrus Barucha to continue serving on the Task Force through May.

Intro. of Suzan Fraser & Michael Cameron -to be included as members

There being no further business, the meeting then adjourned.

Adjournment

Taken as read and approved.

Alderman T. Cooke
Chairman

Stella Glover
Secretary

/jc

3(a)

FOR INFORMATION

REPORT TO: Mrs. Stella Glover
Secretary, Task Force on Student Housing

FROM: Mr. P. Kuppe
Building Commissioner

DATE: 1988 April 28
COMM FILE:
DEPT FILE:

SUBJECT: Section 19 of Zoning By-Law 6593

BACKGROUND

Section 19 of By-Law 6593 has been in existence since the passage of the by-law on July 25th, 1950. Over the years it has been an effective tool in both allowing the most effective utilization of large buildings on large lots and controlling the over intensification of use of small buildings on small lots. If any of the restrictions of Section 19 cannot be met, the applicant may seek a minor variance through the Committee of Adjustment. (procedure attached)

REPORT

The following information is submitted at the request of the Task Force to detail the ramifications of rescinding or altering Section 19 of By-Law 6593.

1. Removal of Section 19 in its entirety would result in the elimination of any restrictions on conversions and would result in the proliferation of legal conversions in any zone in the City which allows a converted dwelling. Various districts in the By-law allow conversion of existing buildings subject to the restrictions outlined in Section 19.

2. Removal of the age restriction contained in Section 19 (Prior to July 25th, 1940) would result in the possible conversion of any building of any age provided it met the requirements of Section 19 for lot size, building size, available parking etc., and was allowed in the zone in which it is situated.

3. If all of Section 19 and all reference to converted dwellings was removed from the zoning by-law the only avenue open to allow conversion would be an application to the Planning Department for a zoning by-law amendment. (procedure attached) If this was to occur, the resultant restriction put on a person attempting to convert would, in all likelihood, result in an increase of illégal conversions.

BASIC PROCEDURE FOR COMMITTEE OF ADJUSTMENT APPLICATIONS

1. Completed application, Survey, signed by an Ontario Land Surveyor and a fee of $180.00 is received by Committee of Adjustment in the Building Department.

2. Circularization notices are processed and application is put on the next available Agenda and assigned a specific time.

3. The Notice of Hearing is mailed 10 days prior to the hearing date to the various Civic Departments and circularized to everyone within a 200' radius of the property involved.

4. The hearings takes place in City Hall every two weeks, on Thursday evenings, beginning at 6:00 p.m.

5. The day following the hearing a verbal decision can be obtained over the telephone.

6. A written decision is mailed one week from the hearing, to the applicant and any interested parties who attended the hearing or sent inquiries in writing to the Committee.

7. There is a 30 day appeal period (counted from the hearing date), when the applicant or an interested party can appeal to the Ontario Municipal Board.

8. If there are no appeals the decision becomes final and binding the day following the last date of appeal.

The approximate time frame for the entire procedure is 7 - 8 weeks.

ZONING BY-LAW AMENDMENT PROCEDURE
CITY OF HAMILTON

STEP 1
APPLICATION

1.1 Application received by Planning and Development Department.

1.2 A "Public Notice" (sign) advising that a zoning change and/or official plan amendment is being considered by the City must be posted on the property by the applicant.

1.3 Once the applicant provides the Department with proof (letter and photograph) that the sign has been erected on the property, the application is sent to various agencies, City and Regional Departments for review and comment (e.g. Conservation Authority, Traffic Department, Engineering Department).

STEP 2
REVIEW & REPORT WRITING

2.1 Staff evaluate the application and review comments submitted by circularized agencies and departments

2.2 Planning report prepared for submission to Planning and Development Committee

STEP 3
NOTIFICATION, PUBLIC MEETING & COUNCIL DECISION

3.1 Notice of Public Meeting sent to all property owners and tenants within 120 m (400 feet) of the subject property at least 17 days prior to the meeting date

3.2 Public Meeting held by Planning & Development Committee to review zoning application and Planning Report

Committee makes a recommendation to either approve or deny application subject to any required conditions

3.3 City Council reviews Planning committee's recommendations & either approves or denies zoning application

3.4 If zoning application is approved SEE STEP 4

3.5 If zoning application is denied the applicant may appeal Council's decision to the Ontario Municipal Board (O.M.B.) - SEE STEP 5

STEP 4
PREPARATION & CIRCULARIZATION OF BY-LAW

4.1 City solicitor prepares by-law for adoption by City Council

4.2 Within 15 days of the passing of by-law by City Council the City Clerk gives notice to property owners within 120 m (400 feet) of subject property that the by-law has been passed

4.3 Any person may within 35 days from the date of the passing of the by-law, appeal to O.M.B. by filing with the City Clerk a notice of appeal setting out the objection and the reasons for objection

4.4 If after 35 days no appeal is filed with the City Clerk the by-law is deemed to have come into force on the day it was passed by Council, and owner can now apply to the Building Department for a permit to build

4.5 If an appeal is filed - SEE STEP 5

STEP 5
APPEAL TO O.M.B.

5.1 City Clerk forwards notice of appeal to the Secretary of the O.M.B.

5.2 O.M.B. holds a hearing for which notice is given to the parties to the appeal

5.3 The O.M.B. may:

a) dismiss the appeal;
or

b) allow the appeal in whole or in part, or amend the by-law in any manner the Board determines appropriate

5.4 If by-law is approved the owner can now apply to the Building Department for a permit to build

3(b)

LICENSING OF LODGING HOUSES

The Municipal Act gives the municipality the authority to license lodging houses. The City of Hamilton Licence By-law 79-323, Schedule 28, sets out the regulations for the licensing of lodging houses. The By-law includes the definition of the lodging house, the responsibilities of an operator and the inspection procedures.

A lodging house as defined in the Municipal Act means a lodging house where sleeping accommodation is provided for four or more lodgers. A person is lodged for hire by the week or more and shares the same kitchen facilities.

There are several general requirements in this section of the By-law. For example:

(1) For every 7 persons, one water closet, one wash basin and one bath tub or shower bath must be provided in a separate room. For any number over 7, one water closet and one wash basin in a separate room or compartment must be provided.

(2) All means of egress must be kept unobstructed and properly lighted.

(3) Sleeping accommodations are as follow: 75 square feet of floor space for each person, 16 years of age and over; 50 square feet if under 16 years of age.

(4) All windows must be able to be opened.

(5) Adequate hot water and heat must be provided.

When a individual makes application for a lodging house licence, he must meet the requirements of the various City departments (Building, Fire, Health, Traffic and Police). The applicant must comply with all work orders of the departments and have their approval before the licence is issued.

The administrative section of the Licence By-law states that once a licence application is received or transferred, the Licensing Committee may cause to be made all necessary investigations to determine if the application will be processed. The Committee will consider the following: the character of the applicant; if the business will result in the breach of the law or this By-law and if it is contrary to public interest. Once satisfied, the Licence Committee will approve the application and the licence will be issued.

This administrative section also states that a Chief Constable, a Police Constable, a Chief Licence Inspector or a Licence Inspector may at all reasonable times inspect any licensed premises or their records. The Lodging House By-law also states that the Medical Officer of Health, and the Chief Fire Prevention Officer, or their designates, may make inspections of a licensed premises.

Failure to comply with the regulations set out in the By-law can result in by-law charges being laid and depending on the severity of the charge may result

in the Licensing Committee suspending or revoking a licence.

If a business is unlicensed, we have no right of entry except when permission is given. If there is a suspected violation, such an a unlicensed Lodging House, the Municipal Act gives us no real jurisdiction to enter the property. However, we would be able to seek the co-operation from the Fire and Health Departments who do have right of entry . We have always had total co-operation from the above departments and Building, Police and Noise Control as well. All suspected unlicensed businesses regulated by our By-law are forwarded to us from other departments and are investigated by our licence inspectors.

The Municipal Act permits the municipality to prescribe, prohibit and regulate the activities of individuals in the community through licensing. Licensing allows us to establish minimum standards for the licence business. The safety of the general public along with protection for nearby residents is our main concern.

It is much easier to regulate a licensed business and to make sure they adhere to all the regulations. In some cases, it is much more difficult to prove if there is an unlicensed business. Such is the case of a lodging house. We have often required the assistance of other municipal departments in order to regulate this business. For example, a report from the Fire Prevention or Health Departments will state that there are four or more lodgers in a house and should be licensed. It is then the responsibility of the Licensing Department to obtain additional information as to the exact number of occupants, the identity of these individuals, the amount of rent paid and the person to whom the rent is paid. If a charge is to be laid, we are required to have detailed information, including the "characteristics of the facility", reliable witnesses, if necessary. This would maximize the potential for a successful prosecution. In most cases, the Licensing Department has attempted to reduce the number of lodgers or license the premises if a lodging house is required.

It appears that there must be an extensive inspection program commenced immediately in the West End. This will assist us in determining the number of possible unlicensed lodging houses in this area. All municipal departments will be involved in this process. The owner may choose to avoid licensing by reducing the number of lodgers to fewer than four.

As we understand the concerns, the majority of houses are not causing any significant problem, but there is a small number which appear to be of some problem for the residents. Because of this and there being no other satisfactory means of resolving the difficulties of student housing in this area, the Licensing Department could undertake a thorough investigation which would include the following:

1. - A determination as to the number, location and capacity of each house (We understand that a preliminary list has already been prepared listing many of these facilities)

2. - On-site inspections of each residence will be required

Depending on the direction of the Task Force, we feel confident that if allowed, the vast majority of existing student residences (lodging houses) could become regulated with the issuance of licences which would set out the authorized capacity of each. We would then be able to deal with any remaining problems. Those few establishments refusing to co-operate would then be identified and dealt with.

In the past, by Licensing, most problems have been dealt with quickly and effectively through the quasi-judicial process as set out in the mandate of Licensing Committee.

To carry out these enforcement proceedings would require staff to work during evenings and on weekends, which would necessitate the payment of overtime.

DB/hm

4(a)

TASK FORCE ON STUDENT HOUSING

FINAL REPORT

APRIL 1988

City of London

March 31, 1988

Chairman and Members
Community and Protective Services Committee

RE: FINAL REPORT - TASK FORCE ON STUDENT HOUSING

RECOMMENDATIONS:

1. That the University Students' Council and the Fanshawe Student Union be encouraged to continue to distribute the "Hassle-Free Housing Guide" to new students during registration week each year at each institution. (see example attached hereto as Appendix "A").

2. That the University of Western Ontario and Fanshawe College, in consultation with the Civic Administration, be requested to advise new students during Orientation Week about the City's by-laws concerning parking, noise and property standard regulations.

3. That the University of Western Ontario and Fanshawe College be urged to continue to distribute behaviour guidelines (attached hereto as Appendix "B") during Orientation Week for students to follow while residing in the City of London.

4. That both the University of Western Ontario and Fanshawe College be requested to establish special telephone numbers for those members of the community who wish to speak with University or College officials concerning student housing.

5. That the use of a standard schedule to a lease or rental agreement which clearly delineates the specific responsibilities of both landlords and tenants concerning such matters as yard maintenance, property up-keep, snow removal, noise considerations and the number of required parking spaces be encouraged and that the City of London, the University of Western Ontario, Fanshawe College and the London Property Management Association be requested, through their respective housing offices, to promote the use of this standard schedule.

6. That the University of Western Ontario and Fanshawe College, in consultation with the City of London's Housing Division, be urged to conduct annual student housing surveys, utilizing a random sample of no more than 1,000 students, to determine student housing needs and availability throughout the City and to provide an accurate and

current data base on which existing policies can be evaluated and new policies can be formulated; and that this survey be conducted in either October or November annually so that students will have an opportunity to review and to examine their housing situations more thoroughly prior to completing the survey.

7. That the University of Western Ontario and Fanshawe College be requested to continue to host events that increase positive interaction between the University, College and the community.

8. That the University of Western Ontario be encouraged to continue its Presidential Advisory Committee on Student/City Relations.

9. That the City of London hereby support the efforts of Fanshawe College in urging the Minister of Colleges and Universities to introduce necessary amendments to the College Act to enable community colleges to provide on-campus housing facilities.

10. That the Civic Administration be requested to provide increased enforcement of the City's Parking, Noise and Property Standards By-laws and that the Administration report to the Board of Control on the financial implications of providing such increased enforcement.

11. That the Civic Administration be requested to report to the Board of Control on the merits and implications of extending the operation of the By-law Enforcement Division to include evening hours and weekends.

12. That the City of London consider providing a form of financial assistance to defray certain costs associated with student housing in conjunction with the Provincial and Federal Governments, the University of Western Ontario and Fanshawe College.

13. That the City of London, in conjunction with the University of Western Ontario and Fanshawe College, urge the Federal and Provincial Governments to provide increased funding and support for student housing.

14. That the Director of Planning and Development be directed to initiate amendments to the City's Zoning By-laws to prohibit the parking of vehicles in front yards in residential zones except where a boulevard parking agreement has been approved and is in place, noting that the Special Planning Projects Committee is considering the implementation of a regulation that will permit front yard parking within only the portion of the lot identified as the access point or driveway.

15. (a) That an ongoing Student Housing Advisory Committee be established to consider outstanding issues arising from the findings of Task Force on Student Housing, and to report thereon to the Community and Protective Services Committee, with this Advisory Committee to meet up to four (4) times annually; and further, that the structure of the Advisory Committee be as follows:

Voting Members
- one representative of the University of Western Ontario's administration
- one representative of Fanshawe College's administration
- one representative of the University Students' Council
- one representative of the Fanshawe College Student Union
- one representative of the Ministry of Housing
- one representative of the London Property Management Association
- two citizens at large
- two Members of Council

Resource Group
- one representative of the London Police Force
- one representative of the City of London Housing Division
- one representative of the City Clerk's Department;

(b) That the City of London, through its Student Housing Advisory Committee and its participation on the University of Western Ontario's Presidential Advisory Committee on Student/Community Relations, consider ways and means of increasing the participation of the University of Western Ontario and Fanshawe College in City-wide events and functions.

(c) That the Student Housing Advisory Committee be requested to monitor and to evaluate the effectiveness of the recent Zoning By-law amendments to re-define "Dwelling Unit" and "Family" in the City's Zoning By-laws.

16. That the Civic Administration, in consultation with the University of Western Ontario and Fanshawe College, be requested to report to the Community and Protective Services Committee, through the Student Housing Advisory Committee, on the merits and implications of establishing a fraternity designation in the City of London's Zoning By-laws; it being pointed out that the Special Planning Projects Committee has given fraternity houses a separate definition in the proposed Comprehensive Zoning By-law.

17. That His Worship the Mayor be requested to annually declare one day as "Western Day" and one day as "Fanshawe Day" and that the University of Western Ontario and Fanshawe College be requested to consider, as part of "Western Day" and "Fanshawe Day", the sponsoring of a contest in which outstanding homeowners/landlords and tenants are recognized for their efforts in bettering relations between Fanshawe, Western and the Community.

18. (a) That a mediation service be established in the City by September 1988 to help resolve disputes between:

i) students and landlords; and
ii) students and individuals or groups in the community;

and that the Administrations of the University, the College and the City be requested to report to the Community and Protective Services Committee, through the Student Housing Advisory Committee, on the operating details and accountability of the service.

(b) That the mediation service outlined in part (a) above be jointly funded on an ongoing basis by the City of London, the University of Western Ontario and Fanshawe College and that the following funding split be utilized:

i)	University of Western Ontario	46%
ii)	City of London	40%
iii)	Fanshawe College	14%
		100 %

(c) That the first-year budget for the mediation service be $50,000 to cover the salary of a mediation co-ordinator, secretarial support and advertising costs.

(d) That the mediation service be located at the University of Western Ontario similar to the arrangement made between the University and the College for the provision of a legal aid service.

BACKGROUND:

On March 16, 1987, the City Council established the Task Force on Student Housing as a forum for addressing the issues of the availability of student housing and the impact of student residency in single family neighbourhoods in the City of London.

To achieve this mandate, the Task Force held ten meetings, one of which was a public participation meeting where over one hundred organizations and ratepayer associations were invited to attend to make their comments and concerns known to the Task Force. As well, the Task Force formed two sub-committees which included two residents from neighbourhoods located close to the University's campus.

The Task Force also undertook to seek information and concerns from University and College students through the distribution of a housing survey during orientation week. The results of this student housing survey are attached hereto as Appendix "C".

The recommendations outlined herein are based on the input received from the neighbourhood residents, the off-campus students from Fanshawe College and the University of Western Ontario, the Civic Administration and members of the Task Force on Student Housing.

Members of the Task Force will be in attendance at the Community and Protective Services Committee meeting to address any comments or questions.

T. C. Gosnell
Co-Chairman, Task Force
on Student Housing

G. Smiley /per M.

G. J. Smiley
Co-Chairman, Task Force
on Student Housing

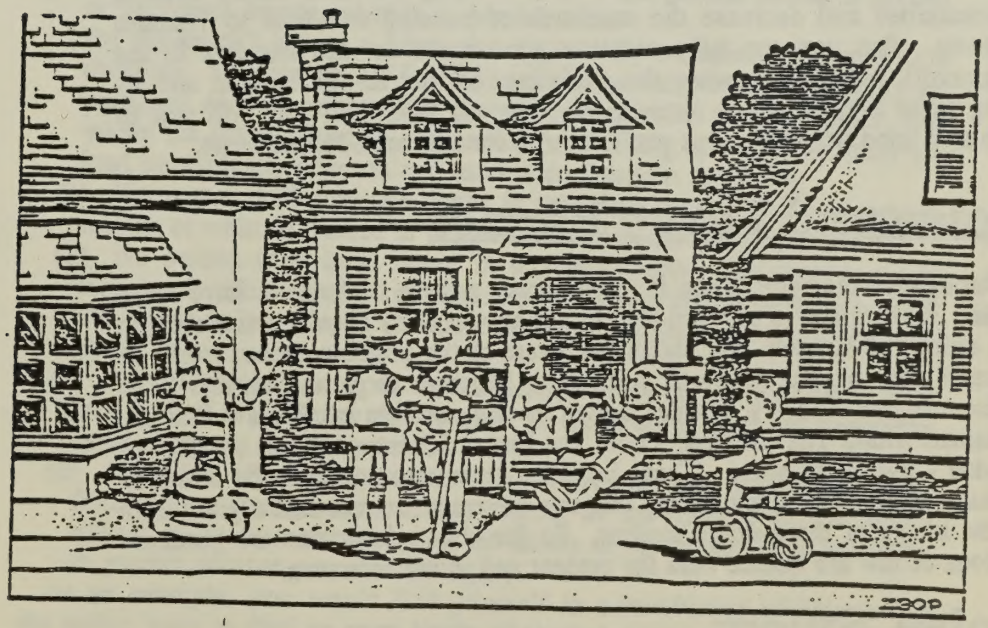
Other Task Force Members:

- A. Williams, President University Students' Council
- A. Sheridan, President Fanshawe Student Union
- R. Dakin, Manager of Student Services, Fanshawe College
- D. Cowan, Ministry of Housing
- G. Jorgenson, Alderman
- R. Beccarea, Alderman

Resource Group:

- F. Goebel, Inspector, London Police Force
- K. L. Perry, Director of Planning and Development
- H. A. Pulver, Director of Housing and Program Evaluation
- J. Malpass, Task Force Secretary

Hassle Free



Housing

"The Good Neighbour Manual"

Being a resident in any city involves a certain amount of responsibilities and obligations. However, in recent years some students have not lived up to these responsibilities, resulting in a poor reflection of the University and negative effects upon the entire student population.

As a citizen of London, you should be aware of a number of city bylaws as well as sections under the Liquor Licence Act and the Criminal Code. The information in this booklet has been gathered in hope that it will help you become a better informed London resident and will help you in assuring yourself of 'hassle free housing'.

Responsible behaviour on the part of student tenants can only have a positive effect on enhancing the student/city relationship in London. Poor behaviour on the part of some student tenants only serves to hinder housing opportunities and decrease the standards of housing available to Western students. But you can help create a good name for the students in the community just by following the guidelines set out in this booklet and by using some basic common sense in the way you live. Not only will you be seen as a good neighbour, but you'll enjoy your accommodations more.

*Noise and Large Parties

Throughout the year, there is a tendency among students to have large parties. This is not to say you should not have a party in your premises, but as a citizen of London, you should be aware of the possible consequences to yourself and to your guests if your party becomes large and unruly. The police can and will lay charges under several sections of the law that are contained within The Criminal Code, The Liquor Licence Act and the City of London's bylaw on noise. These incidents have also attracted the attention of the media and it is fair to say that this coverage has not cast a good light on the image of the average student. So for your information the pertinent sections of law are quoted here for present and future reference.

*Noise Bylaw

Bylaw No. P.W.-198-222

As stated earlier the City of London has a "noise" bylaw which was instituted in May of 1982. Section 2(c)(i) states that an individual is in contravention of this law if;

(c) The sound or noise from or created by any radio or phonograph, public address system, sound equipment, loud speaker, or similar device or devices, or any musical or sound producing instrument of whatever kind, when such a device or instrument is played or operated in such a manner or with such volume.

(i) as to annoy or disturb the peace, quiet, comfort or repose of any individual in any dwelling, apartment house, hotel or any other type of residence...

It goes on to state in Section 4(a)(b) the penalty that an individual could potentially receive:

4. (a) Any person convicted of a breach of any of the provisions of this by-law shall forfeit and pay, at the discretion of the convicting court, a penalty not exceeding (exclusive of costs) THE SUM OF $2,000 FOR EACH OFFENCE, and every such penalty shall be recoverable under the Summary Convictions Act, all of the provisions of which shall apply, except that the imprisonment may be for any term not exceeding six months.

*Liquor Licence Act

Under the Liquor Licence Act you should be aware of the following:

45.

(1) (a)"public place" means a place to which the general public is invited or permitted access, whether or not for a fee;

(b)"residence" means a place that is actually occupied and used as a dwelling, whether or not in common with other persons, including all premises used in conjunction therewith that is not a public place, and where the place occupied and used as a dwelling is a tent, includes the land immediately adjacent and used in conjunction therewith.

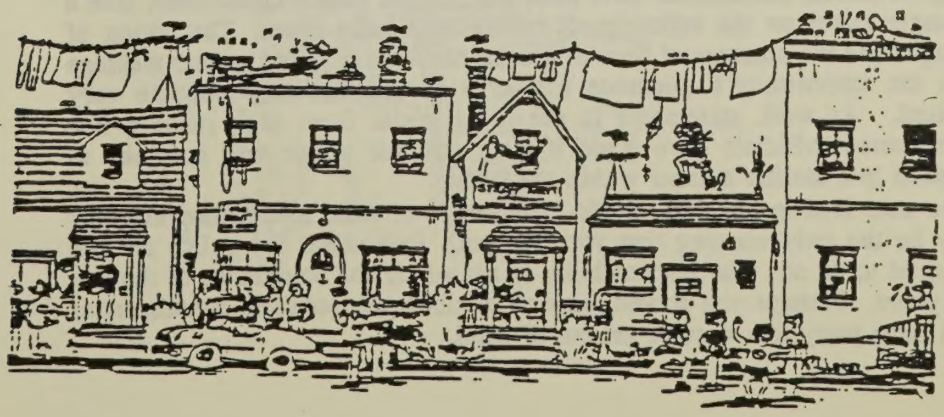
(2) No person shall consume liquor in any place other than a premises in respect of which a licence or permit is issued or a residence.

(3) No person shall have liquor in any place other than a premises in respect of which a licence or permit is issued or a residence except where the liquor is in a closed container and the container is not displayed in public view.

(4) No person shall be in an intoxicated condition in a public place or in any part of a residence that is used in common by persons occupying more than one dwelling therein.

(5) A police officer may arrest without warrant any person whom he finds contravening subsection(4) where, in the opinion of the police officer, to do so is necessary for the safety of the person or is necessary to protect another person from injury.

As an example, you would find yourself in contradiction of this law if the police were to find an open bottle of alcohol within your possession on the front lawn of a private property or in the hallway of an apartment building.



*Unlawful Assembly and Mischief

If you are present at a party where the police do arrive for perhaps a repeat visit within the same evening, it is possible that charges could be laid under Sections 64 and/or 387 of The Criminal Code. These sections pertain to unlawful assembly and mischief and state that:

64. (1) An unlawful assembly is an assembly of three or more persons who, with intent to carry out an common purpose, assemble in such a manner or so conduct themselves when they are assembled as to cause persons in the neighbourhood of the assembly to fear, on reasonable ground, that they

(a) will disturb the peace tumultuously, or

(b) will by that assembly needlessly and without reasonable cause provoke other person to disturb the peace tumultuously.

(2) Persons who are lawfully assembled may become an unlawful assembly if they conduct themselves with a common purpose in a manner that would have made the assembly unlawful if they had assembled in that manner for that purpose.

387. (1) Everyone commits mischief who wilfully

(a) destroys or damages property

(b) render property dangerous, useless, inoperative or ineffective

(c) obstructs, interrupts or interferes with the lawful use, enjoyment or operation of property, or

(d) obstructs, interrupts or interferes with any person in the lawful use, enjoyment or operation of property.

(2) Everyone who commits mischief that causes actual danger to life is guilty of an indictable offence and is liable to imprisonment for life.

(3) Everyone who commits mischief in relation to public property is guilty of

(a) an indictable offence and is liable to imprisonment for fourteen years, or

(b) an offence punishable on summary conviction.

(4) Everyone who commits mischief in relation to private property is guilty of

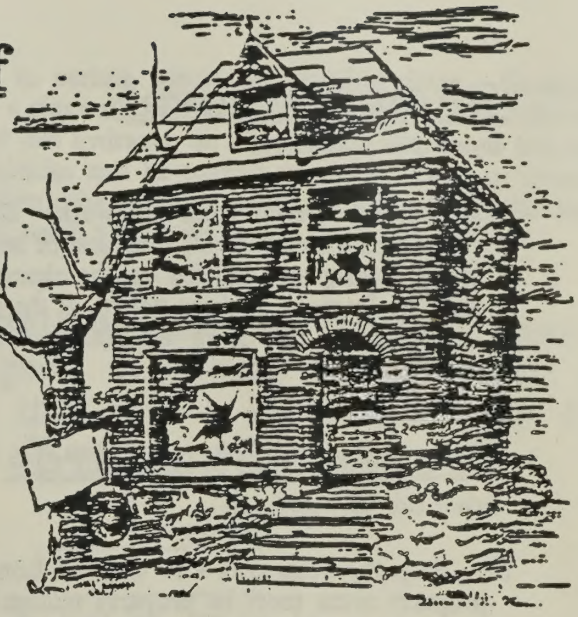
(a) an indictable offence and is liable to imprisonment for five years, or

(b) an offence punishable on summary conviction.

The complaints that have been received from individual citizens and neighbourhood associations have seen the London Police Department take a stronger stand on the enforcement of the applicable laws. The laying of charges and the issuance of fines in greater numbers is giving a clear message that the community's tolerance for large parties has now become very limited. As well, statements to the local media from high ranking law enforcement officials have made it clear that the police will continue to respond in a similar manner within the future.

Be sure then to keep all of this information in mind and realize that this may be the only warning that you will get. Remember the police are not required to do so. The responsibility to act within the boundaries of the law are yours. Perhaps you should think twice about the potential consequences of a large party if it were to get out of hand.

Upkeep of Property

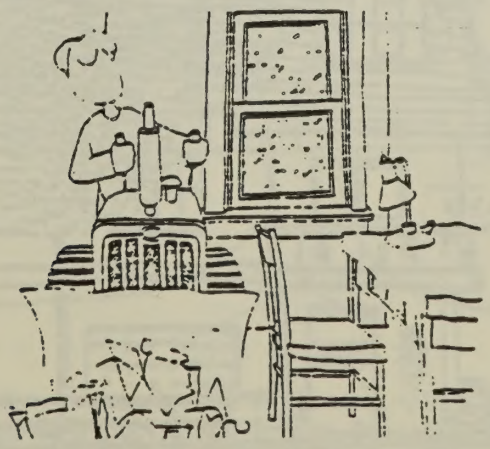


The City of London has a number of by-laws relating to the upkeep of property. As students and residents of London you should be aware of your responsibilities in the following areas:

Garbage Storage and Collection

Bylaw No. W.-962-327

(1) Garbage storage and collection - The City of London will only collect garbage that is collectable. This means that all waste must be wrapped and secured in suitable storage containers to prevent the scattering of loose waste. You are responsible for knowing what types of waste are collectable, and what day your garbage is being collected. If you aren't aware of these, you can call the "garbage line" at 661-4585. Violators can face a fine of up to $2,000!



Snow Removal

Bylaw No. S.-2879-193

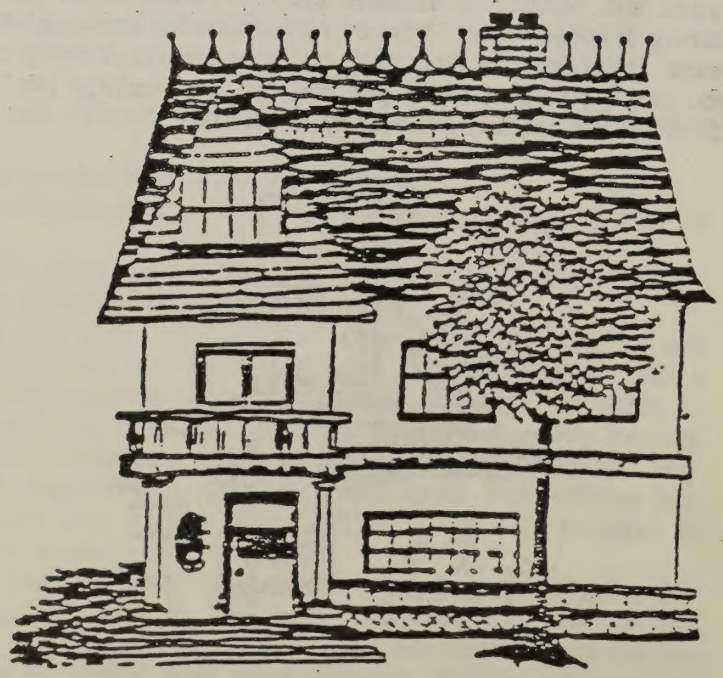
(2) Snow Removal from sidewalks- Snow (including ice and slush) formed on a sidewalk on a portion of street after 10 a.m. any day which is not a designated holiday can be cleared or removed at the direction of the City Engineer without notice, at the owner's expense.

Avoid the fine of up to $2,000 and snow removal costs by removing snow on a daily basis!

Property Standards

Bylaw No. C.P.-1079-35

(3) Property Standards - A City of London bylaw states that exterior property areas must be properly maintained so as not to distract from the neighbourhood environment or cause a hazard to anyone. This includes the control of garbage, hazardous insects and rodent, weeds, uncut lawns, and deteriorating structures.

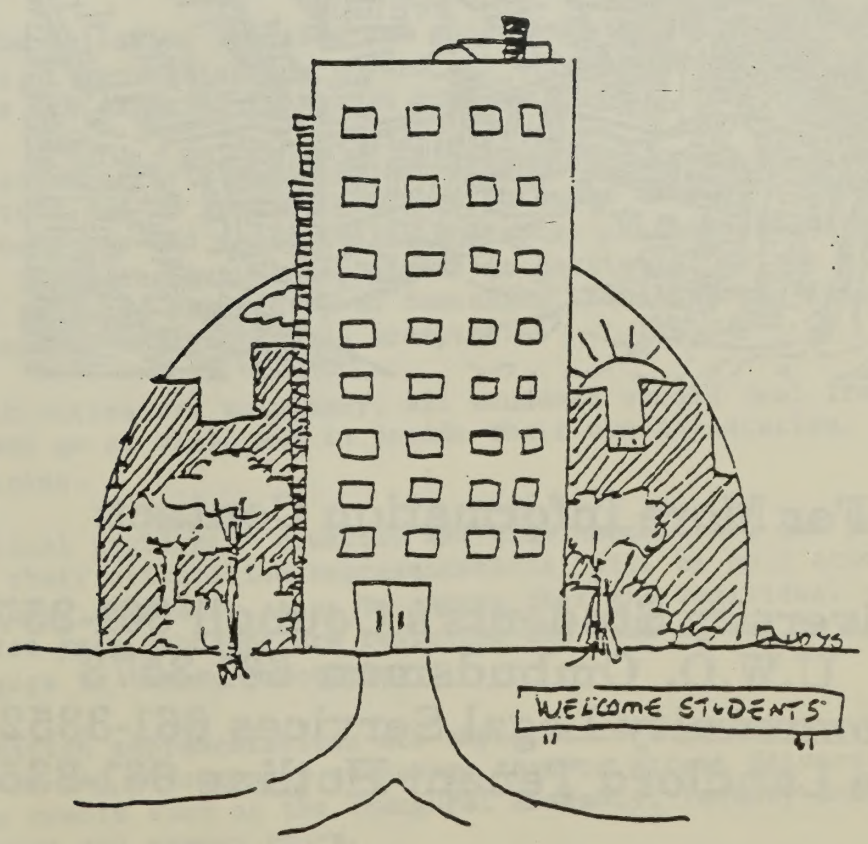


Parking

Bylaw No. P.S.-94-138

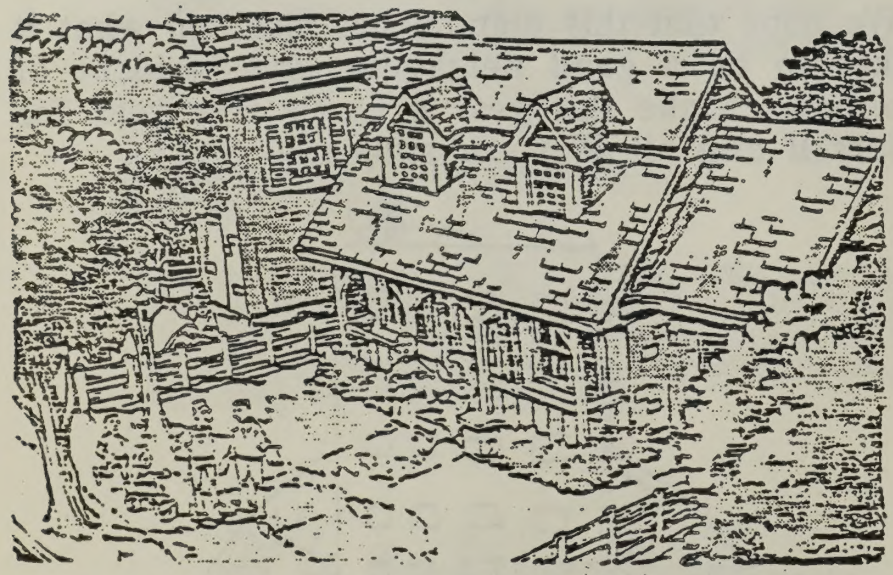
Parking is prohibited in certain places at specified times. Generally, parking is prohibited on a sidewalk, in front of public and private driveways and laneways, in front of fire hydrants, on a crosswalk, in front of bus stops and taxi stands. No vehicles can be parked on any roadway or shoulder between 4 and 5 a.m., when tickets will be issued. Avoid parking hassles by clearly checking all signs which specify where and when you can park.

We hope that this manual has clarified what it takes to be a good neighbour and resident of London. Make this year a hassle free year for yourself and all Western students!



* (1) Originally written by Bill Wilkinson, Office of the Ombudsman U.W.O., edited by Paul Davidson, Vice President External Affairs, U.S.C.
(2) Taken from the 2nd Edition of Rental Housing in London 1986. Edited and revised by Bill Middleton, originally authored by Kathleen Flint and Denise Ouelette of Community Legal Services, U.W.O., Published by the U.S.C..

Be A Good Neighbour!



For More Information Contact:

University Students's Council 661-3574
U.W.O. Ombudsman 661-3573
Community Legal Services 661-3352
The Landlord Tenant Hotline 661-3353

WESTERN
UNIVERSITY STUDENTS' COUNCIL

APPENDIX "B"

THE UNIVERSITY OF WESTERN ONTARIO
ORIENTATION POLICIES AND GUIDELINES

In order that the University's orientation program meets the goals of the University as an institution of higher learning and the interests of new students who are being welcomed to the academic community at that time, the University wishes to ensure that the following minimum standards of conduct are upheld by all participants, both in the planning for orientation and in the conduct of the Orientation Week itself.

Each residence hall and student group or club organizing orientation activities shall prepare a schedule of events for its members. The Orientation Commissioner will approve the events to ensure that they conform to the regulations below and to avoid timetable conflicts with major University and University Students' Council events. Residence schedules shall be posted in all rooms before incoming students arrive; schedules of other groups and clubs shall be distributed at the earliest opportunity.

A copy of the following policies and guidelines is to be provided to all students. The regulations govern all orientation activities, and all students are expected to uphold them.

1. Orientation activities shall be designed to welcome new students to Western and to familiarize them with the campus, their residence or group and their fellow students. Harassment in all its forms, including sexual harassment in particular is not a welcoming gesture, therefore, no demeaning, humiliating, dangerous or unhealthy activities are acceptable.

2. All activities are voluntary; all students should feel free to come and go at will, and to decide their own orientation priorities.

3. Individual residents' councils and club executives, and particularly their orientation representatives, will be held accountable for taking necessary steps to ensure that the individual rights of first year students are respected and that no one is allowed to engage in hazing practices.

4. Orientation representatives are expected to organize first year students and to strongly encourage them to attend University and campus events such as the Inaugural Assembly, Faculty Events, Shinerama and campus tours.

5. Any activities planned to take students off campus should be designed with an eye to promoting a positive image of Western students and the University in the community. Participation in Shinerama and other community service activities is encouraged. The rights and property of residents in the community around Western are to be respected; distrubances, pranks and lewd or abscene behaviour are not acceptable.

6. Organizers of events must accept the responsibility for leaving the venue of the event in at least as good condition as they found it; when presenting schedules for aproval, organizers shall demonstrate how these responsibilities will be carried out. Should this responsibility not be met, the costs of restoring the area to good condition may be assessed and charged to the sponsoring body.

7. There are to be no planned residence activities after 1:00 a.m. or before 8:00 a.m. on any day, to ensure that students have the opportunity to have adequate sleep. Orientation representatives are reminded of the local Noise By-law which prohibit noise between 11:00 p.m. and 7:00 a.m.

8. In residences there is to be no invasion of individual privacy. All students are to be encouraged to lock their doors at night or when leaving their rooms at other times for their own security.

9. Any residence rules governing students' behaviour in Orientation Week or afterwards must apply to all residents.

10. Individual residences and student groups, through their elected councils, are to be held responsible for the organized activities or their residence or group. Those who do not comply with the regulations may be penalized, either by the withholding of stipends, the denial of the use of University facilities, fines or in such other manner as is deemed appropriate. Any cases of this sort are to be handled by the President's Advisory Committee on University Orientation, or such other Committee which the University appoints.

Students who have complaints regarding their orientation experience relating to these regulations should contact either the Director of Housing, the Director of Student Services or the Orientation Commissioner.

planning
supplement to background

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Minister

Donald Obon...
Deputy Minister

Asst. Deputy Minister

4(b)

88-2

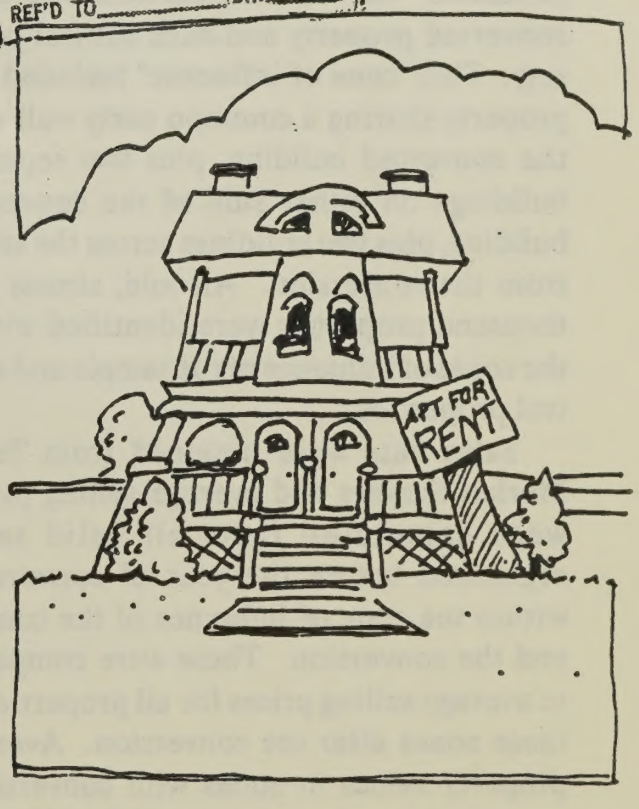
April 11, 1988

THERE GOES THE NEIGHBOURHOOD ?

Accessory apartments in owner-occupied dwellings are introduced in residential areas in response to market demands. The majority of these rental units are created illegally because zoning regulations typically prohibit such conversions. Neighbourhood groups associate them with parking and traffic problems, a deteriorating social fabric and a change in the physical appearance of the neighbourhood. Ultimately, people fear that these changes will cause a decline in property values.

Given the current shortage of affordable housing, the creation of additional dwelling units through the conversion of existing properties has obvious social benefits. Many single-family homes are under-utilized and these homes are often located in areas where housing shortages are most acute.

The Ontario Ministry of Housing is very much aware of the potential benefits to be derived from the renovation of the housing stock through the creation of additional accessory apartments. It recently commissioned Ekos Research Associates to undertake a study to determine the actual effect



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that accessory apartments have had on neighbouring property values.

The study focussed on Ottawa and Toronto, the only areas where sufficient information was available on the existence of accessory apartments, including the illegal units. Samples were chosen of about 100 owner-occupied homes in each city in which accessory apartments had been recorded. Each property was matched with a control property, judged to be similar on the basis of four criteria: location, condition, structure type and size. A "zone of influence" was defined surrounding each converted property and each control property. This "zone of influence" included any property sharing a common party wall with the converted building, plus two separate buildings on either side of the converted building, plus two buildings across the street from the conversion. All told, almost two thousand properties were identified within the zones of influence of the sample and control properties.

Sales data were obtained from Teela Market Surveys and average selling prices were calculated from all valid sales registered before the year of conversion within the zone of influence of the control and the conversion. These were compared to average selling prices for all properties in these zones after the conversion. Average property values in zones with conversions were found to have increased by 1% after adjustment for overall housing price fluctuations. In zones without conversions, property values actually decreased by 3.6%. This difference was not deemed to be statistically significant. The conclusion was simply that the neighbourhood impact of accessory apartments is typically benign.

An interesting but unexpected finding was that areas with conversions tended to have substantially higher volumes of sales activity after the conversion took place than did the control group. This could mean that large numbers of people "bailed out" and left the neighbourhood following the conversion activity. The consultants on the study suggested it was merely a reflection of increased economic vitality stimulated in part by the conversion of under-utilized homes into apartments. He supported this view by noting that selling prices tended to be relatively strong. This would not be the case in areas where people were selling in panic. In addition, a survey of public perceptions in the study area showed no difference in the perceived level of neighbourhood quality between the conversion and control groups.

CONCLUSION

Generally, neighbourhood fears about the potentially negative impacts of conversion activity are unfounded.

While it would be unwise to imply that these findings apply to all neighbourhoods at all times, the Ministry of Housing's recent study lends support to a number of policy directions:

- Housing policies should ensure that accessory apartments are not inhibited by regulations aimed at protecting property values and neighbourhood quality.
- The burgeoning underground market in illegal conversions should be brought under sensible regulation to protect the safety and economic security of tenants and owners.
- A public awareness and communications program is needed to clear up misconceptions regarding accessory apartments.

DRAFT #2

FOR ACTION

REPORT TO: SUSAN REEDER, SECRETARY
PLANNING AND DEVELOPMENT COMMITTEE

DATE: 1988 May 2
COMM FILE:

FROM: STELLA GLOVER
SECRETARY OF THE TASK FORCE ON
STUDENT HOUSING

DEPT. FILE: 4480

SUBJECT:

Final recommendations from the Student Housing Task Force.

RECOMMENDATIONS

That the Task Force on Student Housing recommends that Council adopt the following policies:

1. Permanent Housing Committee

   i) That the City in conjunction with the University and Student Union establish a permanent Housing Committee (composed of City representatives, students, university administrators, landlords and residents) to review data on student housing and to address issues related to student housing problems.

   ii) That the Housing Committee develop a brochure for those students residing in the Community in off-campus housing and develop ways to educate and to inform those students in the adherence to those standards.

2. City Policy/By-laws and Enforcement

   i) That the "family definition as contained in Zoning By-law No. 6593 be amended on the following basis:

   "Family" shall mean:

   1. one person with or without the accommodation of not more than three lodgers.

   2. any number of persons related to each other by blood, marriage, legal adoption, or foster parentage, with or without the accommodation of not more than three lodgers.

3. any number of persons, two of whom live together in a conjugal relationship outside marriage and either one or both of whom are related to the remainder by blood, marriage, or legal adoption, or foster parentage, with or without the accommodation of not more than three lodgers.

4. five or fewer persons, irrespective of the relationship if any between them.

occupying premises and living as a single housekeeping unit;

but does not include a person or group of persons occupying:

5. a residential care facility, a short term care facility, a room or suite in a hotel, hostel, or lodging home, tourist home and any institutional accommodation.

TABLED ii) That Section 19 Converted Dwelling Requirements of Zoning By-law No. 6593 be deleted.

iii) That the City of Hamilton take the necessary steps to allow City Officials to enforce the zoning by-law, property standards by-law, backyard by-law, licensing by-law, (lodging home), etc., under the Provincial Offences Act (ticketing offending persons) in an effort to increase effectiveness of enforcement.

iv) That Council be requested to amend its policy to actively pursue enforcement of various maintenance by-laws instead of operating on a complaint basis only.

v) That additional staff be provided to the Building Department to deal with Property Standard violations, recognizing the areas of special problems this Task Force has identified.

TABLED vi) That the appropriate by-laws be amended to permit the licensing of existing unlicensed lodging houses only in this section of the City (grandfathering). This would permit the various City departments to regulate this business and set minimum standards.

TABLED vii) That the Transportation Services Committee meet with the proposed Housing Committee to review the transportation needs of the students with a view to improving service across the region;

TABLED viii) That the Police, By-law Enforcement Officers and City Hall staff continue to be a visible force to attend to potential problem situations, especially during McMaster's peak student entertainment activities such as orientation, graduation, homecoming, etc.;

TABLED ix) That the Municipal (Hamilton) Non-Profit Housing Corporation approach McMaster University and the Student's Union with a view to forming a co-operative, to provide student housing with Provincial government monies;

TABLED x) That the Planning and Development Department prepare a map identifying all higher density areas within the region which are suitably zoned for the construction of multiple student accommodation.

3. University Policies

i) That the University be encouraged to actively pursue the development and provision of additional on and/or off-campus housing.

ii) That entrance to on-campus residence accommodation should take into account the permanent residence of the student, as well as his academic standing. Students whose principal residence is in the immediate Hamilton-Wentworth area should be given a lesser priority.

iii) Notwithstanding Item 3 ii), that every possible effort be made to ensure freshman admission to residence if that is the type of accommodation they prefer, regardless of the site of their primary residence.

iv) That the University be encouraged to assess its policy so that its code of behavior for residences continue to be rigorously and consistentley enforced.

v) That the University be encouraged to make use of resource groups such as The Lady Hamiltons, The Chamber of Commerce and The Regional Tourism Association, etc., during orientation week to assist in acclimatizing students and their families to living in Hamilton. the University could continue to utilize these volunteers in an on-going ad hoc basis, whenever their expertise would be beneficial.

4. Promotion and Education

i) That the University, in conjunction with the City of Hamilton, publish a brochure containing the following information:

- o outlining the students' and residents' rights and obligations under the City of Hamilton by-laws (Property Standards, Backyard, Noise, Traffic, Zoning and Licencing [Lodging Home], etc.);
- o listing the various City/Regional Departments and their responsibilities, and where a person can register a complaint;
- o promoting families to accept students as boarders.
- o hints on being a "good neighbour";
- o encouraging landlords and lodging home operators to assign and include in rental/lease agreements or other relevant documents, responsibilities for matters such as yard maintenance/snow shovelling, and to outline the number and locations of legal parking spaces per dwelling.

ii) That consideration be given to the University the McMaster Student Union and residents forming a committee to welcome students into the Westdale/West Hamilton community in the fall.

iii) That the building of off-campus cooperative apartments or buildings erected by private enterprise be encouraged in areas where it is suitably zoned.

iv) That the City of Hamilton, in conjunction with University administration and Student Union, lobby Queen's Park to modify rent controls so as to encourage and increase the stock of multiple rental housing.

Stella Glover
Secretary of the Task Force
on Student Housing

FINANCIAL IMPLICATIONS

Not known at this time.

BACKGROUND

On September 16, 1987, the Planning and Development Committee approved the formation of a task force to deal with the issue of "Student Housing" in the Westdale/West Hamilton Community.

Accordingly, the following ten-member task force was struck:

Alderman T. Cooke, Chairman
Alderman M. Kiss
Alderman D. Christopherson
Ms. Margaret Campbell, representing Ainslie Wood Neighbourhood Association
Mr. Jack Evans, Associate Vice-President of University Services, representing McMaster University
Mr. Bob Jarecki, Ombusman, representing McMaster Student Union (until April 14, 1988)
Ms. Suzan Fraser (April 14, 1988 to present)
Ms. Zelda Rock, resident
Ms. Sandy Hill, representing George R. Allen Home and School Association
Dr. Joe Homer, resident
Ms. Nora Kozica, resident

In addition, staff from the Planning, Building, Clerk's (Licensing), Legal, Fire, Police and Health Departments were in attendance. The members and staff complement was approved by the Planning and Development Committee on October 14, 1987. The composition of the task force was amended at the February 24, 1988 Committee meeting to include two students, Andrew Campbell and Cyrus Barucha from the McMaster University Student Union. The task force composition was amended a second time; the Planning and Development Committee approved the replacement of Bob Jarecki with Suzan Fraser.

Since October 1, 1987, the task force has met on ten (10) occasions. The objective of these meetings was to determine the basis and the magnitude the student/resident conflict and to develop a strategy with both short and long term initiatives to combat or mitigate "student housing" and "community" problems.

Before the task force formulated policies and recommendations, it was essential to get feedback from the students and residents in the community. Two public meetings were held; one in the Ainslie Wood East Neighbourhood and the other at McMaster University.

Approximately 400 people attended the Neighbourhood meeting with numerous people were turned away. Two petitions were presented to the Task Force, each signed by 2000 residents. The petitions read as follows:

1. "WE, THE UNDERSIGNED, PETITION THE HAMILTON CITY COUNCIL, TO PASS LEGALLY ENFORCEABLE BY-LAWS TO PREVENT THE RESIDENTIAL COMMUNITIES SURROUNDING MCMASTER UNIVERSITY FROM DETERIORATING INTO "STUDENT GHETTOS."

2. "WE THE UNDERSIGNED, PETITION MCMASTER UNIVERSITY TO BUILD MORE ON CAMPUS HOUSING AS A RESPONSE TO THEIR INCREASED ENROLEMENT AND THE PROBLEM THIS HAS CREATED IN THE SURROUNDING COMMUNITY."

The meeting at McMaster University attracted 130 people. On both occassions, several letters were received from residents and students.

In addition, two surveys were distributed at the meetings. Each of the surveys target different sectors of the population: the students and residents. Both groups are faced with different problems and needs and, as a result, the separate surveys address those differences.

The residents' survey revealed that the five major problems from a community stand point are:

1) unkempt properties; and,

2) too many students in a house.

3) too many student houses

4) noise

5) overflow parking onto streets

The students' survey (albeit a small sample size, 42 respectively) indicated that 76% of the students were paying upwards of 36% of their monthly budget on rent. As a result, they could not afford to live with a small number of students. With this global overview in mind, the task force set out to establish recommendations.

During the course of the task force's deliverations both the residents and the students brought forward recommendations for the task force's consideration.

As a result, the recommendations, as set out in this report, are an attempt to satisfy both the needs of the community and the students.

The recommendations are divided into four main groups:

1) City Policy/By-laws and Enforcement
2) University Policies
3) Lease/Agreement
4) Permanent Housing Committee

The backbone of this report is based on a similar report prepared by Waterloo's Task Force on Student Housing. The City of London has just recently completed a report similar to Waterloo's. Many of the problems faced by Hamilton residents and students are the same as those felt by other university cities/towns. Waterloo, London and Hamilton appear to be the only three cities which have struck a task force to deal with these problems.

FULFILLMENT OF PROPOSED RECOMMENDATIONS

During the Task Force's deliberations of the past several months, some of the recommendations as outlined on pages 1 to 4 have been implemented either in whole or in part.

- Recommendation 3(i) - Provision of additional on-campus housing

  In February, 1988, McMaster Administration agreed to recommend to the Board of Governors that a residence should be built on campus to house approximately 385 students at a cost of $8.3 million.

- Recommendation 4(i) - Publication of brochure outlining students' and residents' rights in the community

  The University has under preparation the "good neighbour" brochure for students which gives hints on being a "good neighbour".

  The publication will be available by May, 1988 for distribution to all students.

  In addition, the Student Union, with financial assistance from the University, is updating and expanding the existing publication titled Renting in Hamilton. This booklet deals with applicable laws relating to "renting".

NEW MCMASTER INITIATIVES

Recently, the Student Union and the University have created new services, the Student/Tenant Association and the Off-Campus Housing Office respectively. These were created in order to better serve the S.T.A. are three-fold:

1. to provide neutral information (i.e., rental situations, applicable by-laws, leases, legislation, etc.) to interested persons (primarily students, though);

2. to liaise with government agencies, legal clinics and other appropriate agencies to ensure the information bank is up-to-date;

3. to investigate the feasibility of forming a mediation committee act as a mediator between landlords and tenants. The committee members will represent tenants, landlords and interested community people.

CONCLUSION

Based on the foregoing, the recommendations can be supported.

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